

Planning Committee

Monday 12 September 2016
5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Helen Dennis
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Catherine Dale
Councillor Sarah King

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

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Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 2 September 2016



Planning Committee

Monday 12 September 2016
5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 12
	To approve as correct records the minutes of the open sections of the meetings held on 5 July 2016 and 12 July 2016.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	13 - 17
	6.1. 175 - 179 LONG LANE, LONDON SE1 4PN	18 - 68
7.	TO RELEASE £232,458 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF CARRYING OUT IMPROVEMENTS TO COSSALL PARK IN PECKHAM	69 - 75
8.	TRANSFER OF £6,280,179.75 FROM BELOW MENTIONED DEVELOPMENTS TOWARDS THE COST OF PROVIDING 27 NEW AFFORDABLE HOUSING UNITS AT KIPLING GARAGES, WESTON STREET SE1	76 - 80
9.	TO RELEASE £263,852 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF IMPROVING SAFETY AND ENHANCING THE BUILT ENVIRONMENT FOR ALL ROAD USERS	81 - 85
10.	TO RELEASE £176,570 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF IMPROVING SAFETY AND ENHANCING THE BUILT ENVIRONMENT FOR ALL ROAD USERS	86 - 91

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 2 September 2016



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee.
8. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the Planning Committee held on Tuesday 5 July 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE
 Councillor Samantha Jury-Dada
 Councillor Ben Johnson (Reserve)
 Councillor Hamish McCallum
 Councillor Michael Mitchell
 Councillor Darren Merrill
 Councillor Jamille Mohammed

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Bridin O'Connor, Group Manager, Strategics Team
 Victoria Lewis, Team Leader
 Laura Hills, Senior Planning Policy Officer
 Christian Loveday, Principal Transport Planner
 Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Adele Morris. Councillor Ben Johnson attended as a reserve on behalf of Councillor Morris.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Jamille Mohammed declared a non-pecuniary interest in item 6.1 as he was a ward councillor, and had met with objectors to the application, but had not expressed any views. Councillor Mohammed was not required to withdraw from the meeting during consideration thereof.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 25 May 2016 were agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON SE15 4ST (MONCRIEFF PLACE)

Planning application reference 16/AP/1551

Report: see pages 12 to 41 of the agenda and pages 1 to 4 of the addendum report.

PROPOSAL

Change of use of floors -1 to 6 of the multi-storey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.

The committee heard an officer's introduction to the report.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant addressed the committee and answered the committee's questions arising

from their submission.

The committee heard representations from a supporter of the application who lived within 100m of the development site, and asked questions of the supporter.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

That planning permission be granted, subject to conditions set out in the report and addendum report, and the following additional and amended conditions:

1. Amended hours of use condition: The uses hereby permitted shall only operate between the following hours:

Levels/use	Hours
- 1 (event space, class D2)	10am to 11pm daily - save that for 1 year from the first use of this space (such date to be notified to the Council in writing and in advance) it may be used from: Sundays 10am to midnight Mondays to Saturdays 10am to 1am *.
1 – 2 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including ceramics, printing, laser cutting) – 8am to 9pm daily.
3 - 4 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including photography studios, dark room, editing and rehearsal studios) – 8am to 9pm daily.
5 - 6 (studios, café, restaurant, bars, event space (A3, A4, D1, D2)	Studios - 24 hour use, 7 days a week <u>Café / restaurant / bar / event space</u> 8am to 11pm daily - save that for 1 year from the first use of this space (such date to be notified to the Council in writing and in advance) it may be used from: Monday to Wednesday 8am to midnight Thursday to Saturday 8am to 1am* Terraces 8am to 10pm daily.

*At the end of 1 year of operation, these uses shall cease at 11pm daily, with all patrons off-site by 11.30pm, unless planning permission has been granted for any change or variation to the hours of use.

2. Additional condition: That with the exception of use as a place of worship which

shall not be permitted, the 'event space' at level 5-6 shall only be used for purposes falling within class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders).

3. Additional condition: That notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order (including any future amendment or enactment of that Order) the amount of floorspace for each of the consented uses shall be in accordance with the planning application form, and no change between the various uses shall be permitted without the written approval of the Local Planning Authority to whom a planning application shall be made.
4. Amended condition 5: That all spaces within the building to be used for class D2 purposes shall be insulated in accordance with the Environmental Noise Survey and Noise Impact Report (reference 22938/ENS1 Rev 1) which shall be carried out and provided before the use hereby permitted is commenced, and those sound insulation works shall thereafter be retained for the duration of the use. Windows and doors to the D2 event space at level -1, 'noisy' workshops at levels 1-2 and D2 dance studios at levels 5-6 shall remain closed when these uses are in operation. Noise levels from the proposed development including from any plant noise shall be 10dB or more below the lowest background noise level at 1 metre from the nearest noise sensitive window.

8. NEIGHBOURHOOD PLANNING - APPLICATIONS TO DESIGNATE THE ELEPHANT AND WALWORTH NEIGHBOURHOOD FORUM AND A NEIGHBOURHOOD AREA FOR WALWORTH

RESOLVED:

1. That the two applications (Appendices A and B) for the designation of the Elephant and Walworth Neighbourhood Forum ('EWNF') and the designation of the Walworth Neighbourhood Area (Appendix C), with reference to the criteria set out in the council's neighbourhood planning decision making report dated 4 September 2012, be noted.
2. That the consultation dates on the forum and area application from 15 June to 27 July 2016 be noted.

The meeting finished at 7.00pm

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CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 12 July 2016 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE
 Councillor Hamish McCallum
 Councillor Michael Mitchell
 Councillor Darren Merrill
 Councillor Jamille Mohammed
 Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor David Noakes, Ward Councillor for Cathedrals

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Yvonne Lewis, Group Manager, Strategic Applications Team
 Bridin O'Connor, Group Manager, Strategic Applications Team
 Rob Sedgwick, Senior Planner
 Sally Crew, Transport Policy Manager
 Alastair Huggett, Planning Projects Manager
 Helen Goulden, Team Leader, Strategic Applications Team
 Tom Buttrick, Team Leader, Planning Policy
 Christian Loveday, Principal Transport Planner
 Michael Tsoukaris, Group Manager, Design and Conservation
 Terence McLellan, Team Leader
 Victoria Foreman, Constitutional Officer
 Andrew Jones, BPS Surveyors

1. APOLOGIES

Apologies for absence were received from Councillor Samantha Jury-Dada. Councillor Catherine Dale attended as a reserve on behalf of Councillor Jury-Dada.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum relating to agenda items 5.1, 5.2 and 5.3
- Members pack relating to agenda items 5.1, 5.2 and 5.3
- Recommended decision notice relating to agenda item 5.1.

The chair also notified the committee of a variation to the order of business. Items 6 and 7 would be considered before items 5.1, 5.2 and 5.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Adele Morris declared a personal interest in relation to agenda item 5.2 – Vinopolis as she had attended meetings and been made aware of issues relating to the application, but had not expressed an opinion on the matter. Councillor Morris was not required to withdraw from the meeting during consideration thereof.

5. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

6. SKIPTON HOUSE, 80 LONDON ROAD, PERRY LIBRARY, 250 SOUTHWARK BRIDGE ROAD AND KEYWORTH STREET HOSTEL, 10 KEYWORTH STREET, LONDON SE1

Planning application reference 16/AP/5125

Report: see pages 7 to 86 of the agenda and pages 1 to 5 of the addendum report.

PROPOSAL

Demolition of the existing buildings and creation of 1 level of basement (plus mezzanine) and the erection of buildings ranging from Ground Floor plus 7 to ground floor plus 39 stories (maximum building height of 146.3m AOD) comprising retail uses (Use Classes A1/A3/A4) and fitness space (Use Class D2) at ground floor, multifunctional cultural space (Use Classes D1/D2/Sui Generis) at ground floor and basement, and office use (Use Class B1) and 408 residential units (Use Class C3) on upper levels, new landscaping and public realm, a publically accessible roof garden and associated retail units (Use Class

A1/A3/A4), ancillary servicing and plant, cycle parking, and associated works..

Prior to the officer's introduction, a motion to defer consideration of the application was proposed, seconded, put to the vote and lost.

The committee heard an officer's introduction to the report and asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor, Councillor David Noakes, and asked questions of the ward councillor.

The committee debated the application and asked further questions of officers.

A motion to refuse planning permission was proposed, seconded, put to the vote and lost.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. a) That planning permission be granted, subject to conditions set out in the report, addendum report and revised recommended decision notice, an additional condition restricting hours of use of the roof garden's adjoining café to 11.00pm, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 16 December 2016.
- b) That the Head of Development Management, in consultation with the chair of Planning Committee, be authorised under delegated authority to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant which may necessitate further modification and may include the variation, addition or deletion of the conditions as drafted.
- c) That environmental information as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 be taken into account.
- d) That following issue of the decision, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011, which contains the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning committee's decision was based be as set out as in the report.
- e) That authorisation be given to the Director of Planning to refuse planning permission for the reasons set out under paragraph 271 of the report in the

event that the requirements of (a) are not met by 16 December 2016.

7. VINOPOLIS, 1 BANK END (INCLUDING RAILWAY ARCHES BOUNDED BY STONEY STREET, CLINK STREET AND PARK STREET), 16 PARK STREET, 18 PARK STREET (THAMES HOUSE) & WINE WHARF, STONEY STREET SE1

Planning application reference 15/AP/3066

Report: see pages 87 to 149 of the agenda and pages 5 to 6 of the addendum report.

PROPOSAL

Redevelopment of Thames House behind retained façade for retail use (either Classes A1 shops, A2 professional services, A3 cafes/restaurants or A4 drinking establishments) on ground floor and offices above, demolition of two storey Thames House side addition; erection of a 6 storey building on land between railway viaduct and 28 Park Street (max. building height 27.4m AOD) to provide retail on ground and part first floors (either Classes A1, A2, A3 and A4) and offices above; remodelling of Wine Wharf building on Stoney Street, replacement of existing two storey Vinopolis Plaza at 16 Park Street with a two storey retail building, refurbishment of railway arches and change of use to retail (either Classes A1, A2, A3 or A4); creation of a basement to provide a cinema (Class D2 use) cycle parking spaces and refuse and recycling; together with the formation of a new north-south route alongside the railway arches and a new east-west retail arcade.

The committee heard an officer's introduction to the report.

The committee heard representations from an objector to the application and asked questions of the objector.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor, Councillor David Noakes, and asked questions of the ward councillor.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. a) That planning permission be granted, subject to conditions set out in the report and addendum report, an additional condition that the gates on Clink Street be shut at 11.00pm and people dispersed elsewhere, an additional informative requiring the developer to set up a residents liaison group where residents could raise issues of concern and provide input into the management committee, referral to the Mayor of London and the applicant entering into a satisfactory legal agreement.
- b) That the Director of Planning be authorised to refuse planning permission, if appropriate, for the reason set out in paragraph 185 of the officer report in

the event that a satisfactory legal agreement is not entered into by 1 December 2016.

8. FRIARS BRIDGE COURT, 41 - 45 BLACKFRIARS ROAD, LONDON SE1 8NZ

Planning application reference 16/AP/1660

Report: see pages 150 to 189 of the agenda and pages 6 to 7 of the addendum report.

PROPOSAL

Demolition of existing office building (Class B1a) and redevelopment to provide a part 13, part 22 storey building plus basement comprising offices (Class B1a) with retail (Classes A1/A3 and A4) together with servicing, cycle parking and landscaping.

The committee heard an officer's introduction to the report.

The committee heard representations from objectors to the application.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor, Councillor David Noakes, and asked questions of the ward councillor.

The committee debated the application and asked further questions of officers.

A motion to refuse planning permission was proposed but not seconded and fell.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. a) That planning permission be granted, subject to conditions and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 31 October 2016.
- b) That the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 96 of the report, in the event that the requirements of (a) are not met by 31 October 2016.

(N.B. Recorded vote: Councillor Adele Morris voted against the proposal to grant planning permission.)

9. RELEASE OF £136,464 S106 MONIES TOWARDS IMPROVING THE PLAY SPACE WITHIN BRUNSWICK PARK

RESOLVED:

That the allocation of funds totalling £136,464 from the listed legal agreements associated with developments in the Camberwell Community Council area, towards delivery of the upgrade to the Brunswick Park play area, be released.

10. DRAFT OLD KENT ROAD AREA ACTION PLAN

RESOLVED:

1. a) That the draft Old Kent Road Area Action Plan and the proposed changes to the adopted policies map be noted.
- b) That the integrated impact assessment, consultation plan and Habitats Regulations assessment be noted.
- c) That the consultation dates on the draft Old Kent Road Area Action Plan (AAP) from 17 June to 23 September 2016 be noted.

The meeting ended at 10.16 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or General Enquiries 020 7525 5403

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	2 September 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		2 September 2016

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Monday 12 September 2016

Appl. Type Full Planning Permission
Site 175-179 LONG LANE, LONDON, SE1 4PN

Reg. No. 15-AP-4072

TP No. TP/214-118

Ward Grange

Officer Robin Sedgwick

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 6.1

Proposal

Redevelopment of site to provide a part 6, part 7 and part 8 storey building comprising commercial units at ground and mezzanine level (Use Class B1) with 94 residential units above (Use Class C3) (39 x 1 bed, 39 x 2 bed and 16 x 3 bed), associated car and cycle parking, landscaping, gymnasium, podium garden at first floor level and other associated works.

Ordnance Survey

Date 31/8/2016



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Item No. 6.1	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 15/AP/4072 for: Full Planning Permission Address: 175 - 179 LONG LANE, LONDON SE1 4PN Proposal: Redevelopment of site to provide a part 6, part 7 and part 8 storey building comprising commercial units at ground and mezzanine level (Use Class B1) with 94 residential units above (Use Class C3) (39 x 1 bed, 39 x 2 bed and 16 x 3 bed), associated car and cycle parking, landscaping, gymnasium, podium garden at first floor level and other associated works.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 03/12/2015		Application Expiry Date 03/03/2016	
Earliest Decision Date 06/02/2016			

RECOMMENDATIONS

1. a) That members grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 November 2016.
 b) In the event that the requirements of paragraph 1a) are not met by 30 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 120.

BACKGROUND INFORMATION

Site location and description

2. The site is bounded by Long Lane to the south, Weston Street to the west, Bermondsey Leather Market to the north and residential developments to the east. The site is currently vacant having been cleared to allow for the commencement of development on site in accordance with planning permissions 13/AP/4586 and 15/AP/2880. It was most recently used for B class commercial floor space. To the rear of the site is an area of hard standing for car parking and servicing, accessed from Weston Street. There are a number of mature street trees directly adjacent to the site on Long Lane.
3. The area surrounding the site is predominantly residential however there are a number of commercial uses within the area. Immediately to the north of the site is Bermondsey Leather Market which is a Grade II listed building situated in the Bermondsey Street Conservation Area, currently used as a business centre letting out small business units. The general built form and scale of the surrounding area is mixed. Long Lane is predominantly characterised by larger residential blocks between 6 - 8 storeys in height but with some smaller scale 2 storey terraced dwellings directly opposite the site. The large residential development to the east of the site has a

central building set back from the street that rises to 12 storeys (Antonine Heights). To the west of the site on the corner of Weston Street and Long Lane is a 7 storey mixed use building which was recently completed with retail on ground floor and residential above (Our ref: 12/AP/2589).

4. The site is situated in the Central Activities Zone, Air Quality Management Area, Archaeological Priority Zone, and a Flood Risk Zone. The site is situated within the Bankside, Borough and London Bridge Opportunity Area. The site has a Public Transport Accessibility Level (PTAL) of 3 which indicates a medium access to public transport. The site is adjacent to the southern boundary of the Bermondsey Street Conservation Area.

Details of proposal

5. Erection of a new part 5, part 6, part 7 and part 8 storey building comprising commercial floor space (B1) at ground floor and mezzanine level, with residential units (Use Class C3) above and associated car parking, cycle parking and landscaped open/communal space. This application is for an alternative scheme to the development which has recently commenced on site (please see history below).
6. A total of 94 residential units are proposed. The application would provide 2,688 sqm of Class B1 floor space at ground floor and mezzanine level, which would be laid out as 12 commercial units but could also be consolidated into fewer, larger units, if required. At first floor level, current shown above the parking and commercial space, an area of external landscaped communal open space (1,120 sqm) will be created which will be accessible to all of the residents within the new development.
7. The proposal is 'car free' save for 9 car parking spaces for disabled residents within the central covered courtyard at ground floor level. A total of 144 residential cycle parking spaces and 10 commercial cycle parking spaces are provided at ground floor level.
8. Vehicular access is from Weston Street. Servicing will be off-street within the covered parking/servicing area. Refuse and recycling stores will be provided at street level.
9. The proposal is also providing 9 wheelchair accessible units which equates to 27 habitable rooms out of a total 259 habitable rooms (10%).
10. Within this scheme the housing mix proposed is as follows:

Unit type	Social rent	Shared ownership	Private	Total
1 bedroom	9	5	25	39
2 bedroom	11	6	22	39
3 bedroom	7	0	9	16
Total	27	11	56	94

Amendments to the scheme since submission

11. A number of amendments to the scheme have been made since submission and in summary these are as follows:
 - Reduction in height of corner element from 9 storey to 8 storeys and other minor reductions in height to main body of building
 - Reduction in the number of residential units from 95 (38 x 1-bed, 40 x 2-bed, 17 x 3-bed) to 94 (39 x 1-bed, 39 x 2-bed, 16 x 3-bed)

- Reconfiguration of ground floor and mezzanine level layouts.
12. A further round of consultation followed the submission of these documents. This consultation period closed on 16 August 2016.

13. **Planning history**

<p>13/AP/4375 Application type: Screening Opinion (EIA) (SCR) Demolition of existing buildings for a development comprising of 1,375sqm (GEA) commercial accommodation, 99 residential units, a ground floor courtyard for servicing, refuse storage and ten disabled parking spaces, and communal open space at the first floor.</p> <p>Decision date 14/02/2014 Decision: Screening Opinion – EIA not required.</p>
<p>13/AP/4586 Application type: Full Planning Permission (FUL) Redevelopment of site to provide a new part 5, part 6, part 7 and part 8 storey building (maximum height 25.7m) comprising commercial floor space (Class B1) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.)</p> <p>Decision date 04/06/2014 Decision: Granted with Legal Agreement (GWLA)</p>
<p>15/AP/2880 Application type: S.73 Vary/remove conds/minor alterations (VAR) Variation of Condition 2 (Approved Plans) of planning permission ref. 13/AP/4586 dated 04/06/2014, for 'Redevelopment of site to provide a new part 5, part 6, part 7 and part 8 storey building (maximum height 25.7m) comprising commercial floor space (Class B1a) at ground floor and 95 residential units (Use Class C3) above; associated car parking and cycle parking, landscaping, and podium garden at first floor level.'</p> <p>The changes to the approved scheme are as follows:</p> <p>(i) Reconfiguration of layout including alterations to the internal circulation routes, location of vehicle parking spaces and refuse/recycling stores and the location and means of cycle storage.</p> <p>(ii) Alterations to the design and external facing materials.</p> <p>(iii) Alteration to outdoor amenity space arrangements</p> <p>(iv) Alterations to massing within internal courtyard</p> <p>(v) Reduction in size of 6th floor roof terrace and re-allocation of a part from communal to private use</p> <p>(vi) Increase in total residential net internal area from 6,539sqm to 6,716sqm and alterations to its layout.</p> <p>(vii) Decrease in amount of office (Use Class B1a) floor space from 1,290sqm to 1,274sqm and alterations to its layout.</p> <p>(viii) Alteration to dwelling mix from 39x 1-bed, 37x 2-bed and 19x 3-bed units to 39x 1-bed, 39x 2-bed and 17x 3-bed units. (The approved dwelling mix ratio for the affordable units would remain unaltered).</p> <p>(ix) Decrease in number of wheelchair-accessible habitable rooms from 27 (out of 265) to 26 (out of 263)</p> <p>(x) Relocation of vehicular access to/from Weston Street.</p> <p>Decision date 20/05/2016 Decision: Granted (GRA)</p>

Planning history of adjoining sites

171 Long Lane SE1 4PN

14. 13/AP/4163 - Current application - Variation of s106 agreement, LBS Reg: 12/AP/2859, to provide a commuted sum in lieu of on site provision of affordable housing.
15. 12/AP/2859 - (and related AODs) Permission granted for - Demolition of existing part single part two storey public house (Use Class A4) and erection of a 7 storey plus basement building to provide a shop (Use Class A1) and 19 residential units together with associated plant room refuse store and cycle parking (decision date 21/02/2013).
16. 11/AP/4364 - Permission granted for - Demolition of existing building and erection of a 6 storey plus basement building to include 13 residential units and 2 levels of commercial accommodation A1 (shops), A2 (financial and professional), A3 (restaurant/cafe), A4 (drinking establishment), B1 (business) at ground and basement levels together with ancillary refuse and cycle parking (decision date 02/07/2012).

199 Long Lane SE1 4PD

17. 08/AP/2248 - Permission refused for - Erection of a ground plus six storey office building with retail (class A1) on the ground floor (decision date 31/12/2008). Appeal dismissed (appeal decision date 14/05/2009). The reason for refusal related to the design, mass and siting and the related impact on neighbouring amenity. The inspector upheld the decision of the council in relation to the impact on amenity although did not uphold concerns in relation to design.

193 - 197 Long Lane SE1 4PD

18. 03/AP/0641 - Permission granted for - Demolition of existing building and construction of a seven storey building comprising of office (Class B1) use on the ground floor and 83 self contained flats on the upper floors together with associated car parking and amenity space (decision issued 13/01/2005).

202 - 204 Long Lane SE1 4QB

19. 13/AP/0294 - Permission granted for - Erection of a basement and part 3, part 4 and part 5 storey building to provide 8 residential units fronting Long Lane (5 x 2 bed and 3 x 3 bed), plus provision of cycle parking, refuse store and associated landscaping works (decision issued 01/07/2013).

174 - 178 Long Lane, London SE1

20. 05/AP/0135 - Permission granted for- Construction of a part-5/part-6 storey building comprising 23 self contained flats with 11 parking spaces at the rear and vehicular access from Weston Street - variation to permission dated 22/9/04 including changes to design and reduction in parking spaces from 12 to 11 (decision issued date 29/04/2005).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

21. The main issues to be considered in respect of this application are:
 - a) Principle of land use, including reduction in B class floor space

- b) Environmental impact assessment
- c) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- d) Impact of adjoining and nearby uses on occupiers and users of proposed development
- e) Transport and car parking
- f) Design, including building heights and massing
- g) Density
- h) Impact on the Bermondsey Street Conservation Area
- i) Impact on the setting of listed buildings
- j) Affordable housing
- k) Housing quality and mix
- l) Planning obligations (S.106 undertaking or agreement)
- m) Mayoral Community Infrastructure levy
- n) Sustainable development implications
- o) Air Quality
- p) Flood risk.

Planning policy

22. National Planning Policy Framework (the Framework)

Section 1: Building a strong, competitive economy

Section 3: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 12: Conserving and enhancing the historic environment.

23. The London Plan 2016

Policy 3.3 - Increasing Housing Supply

Policy 3.4 – Optimising Housing Potential

Policy 3.5 - Quality and design of housing developments

Policy 3.6 - Children and young people's play and informal recreation facilities

Policy 3.8 - Housing choice

Policy 3.9 - Mixed and balanced communities

Policy 3.11- Affordable housing targets

Policy 3.12 - Negotiating affordable housing

Policy 4.3 - Mixed use development and offices

Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 – Sustainable design and construction

Policy 5.4A – Electricity and Gas Supply

Policy 5.5 – Decentralised Energy Networks

Policy 5.6 – Decentralised Energy in Development Proposals

Policy 5.7 - Renewable energy

Policy 5.10 – Urban Greening

Policy 5.11 - Green roofs and development site environs

Policy 6.3 - Assessing effects of development on transport capacity

Policy 6.4 - Enhancing London's transport connectivity

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 6.13 - Parking

Policy 7.1 - Building London's neighbourhoods and communities

Policy 7.2 - An inclusive environment

Policy 7.3 - Designing out crime

Policy 7.4 - Local character
 Policy 7.5 - Public realm
 Policy 7.6 - Architecture
 Policy 8.2 - Planning obligations.

24. Core Strategy 2011

1 – Sustainable development
 2 – Sustainable transport
 5 – Providing new homes
 6 – Homes for people on different incomes
 7 – Family homes
 10 – Jobs and businesses
 12 – Design and conservation
 13 – High environmental standards.

Southwark Plan 2007 (July) - saved policies

25. The Council's Cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 'location of retail outside town centres' in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations

2.5 Planning Obligations

3.1 Environmental Effects

3.2 Protection of Amenity

3.3 Sustainability Appraisal

3.4 Energy Efficiency

3.6 Air Quality

3.7 Waste Reduction

3.11 Efficient Use of Land

3.12 Quality in Design

3.13 Urban design

3.14 Designing out crime

3.15 Conservation of the historic environment

3.18 Setting of listed buildings, conservation areas and world heritage sites

3.19 Archaeology;

4.1 Density of Residential Development

4.2 Quality of Residential Development

4.3 Mix of Dwellings

4.4 Affordable Housing

5.1 Locating Developments

5.2 Transport Impacts

5.3 Walking and Cycling

5.6 Car Parking

5.7 Parking Standards for disabled people and the mobility impaired.

Principle of development

26. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable

development that is the basis for every plan and every decision.

27. In granting planning permission for the redevelopment of the site in 2014, the Council accepted that a reduced quantum of employment floor space could be justified and gave significant weight to the high proportion of affordable housing being delivered in the scheme as well as the potential increase in jobs associated with the new employment space. The site has now been acquired by Workspace who now proposes to increase the amount of B class space. The scale of changes to the consented scheme goes beyond those which could be described as 'minor material', so a new application was required.
28. The key changes from the consented scheme are as follows:
 - The total area of employment space has been increased from 1274sqm to 2688sqm through the introduction of a mezzanine floor to the ground floor and re-configuration of the ground floor layout to provide 12 separate commercial units instead of 5
 - The introduction of the mezzanine level at the ground floor has increased the height of the main body of the building except for the corner element on the junction of Weston Street with Long Lane, which is retained at the same height as the original permission
 - The total number of units proposed has been reduced from 95 units to 94 units with the loss of one 3-bed private residential unit
 - Increase in the area of plant at the ground floor level
 - Introduction of a residents gym at the first floor level
 - Increase in the area of private cycle storage.
29. The proposed development would deliver the following benefits:
 - The provision of 2,688sqm employment floor space (an uplift of 1313sqm over the consented scheme)
 - 94 new flats including the provision of 41% affordable housing within the Central Activities Zone
 - Active frontages on Long Lane, Weston Street and Leathermarket frontages
 - Improved residential facilities including residential gym.
30. Strategic Policy 10 'Jobs and Businesses' of the Core Strategy (2011) seeks to protect and increase the amount of business floor space within the CAZ while Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of the Southwark Plan (2007) seeks to protect employment floor space within the CAZ.
31. In 2014 a reduction of employment floor space from 2867sqm to 1375sqm was accepted on the grounds that this would ensure the provision of a policy compliant affordable housing contribution. The current proposal would provide 2688sqm of employment floor space while maintain the 38 affordable units (41%) as originally agreed.
32. While the proposed development would result in a small shortfall in employment space

of 6% against the original, the proposed development would result in a significant increase in B class floor space (Use Class B) against the consented scheme. This B class employment space could generate an additional 110 jobs against the consented scheme and 183 compared to the original warehouse use, when using Housing and Communities Agency (HCA) projected employment densities. This increase in jobs would be more than offset the marginal shortfall in employment space against the original warehouse use. This is considered to be a major benefit of the proposed development which should be given significant weight. Accordingly the proposed development would be in general accordance with Strategic Policy 10 of the Core Strategy (2011) and Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of the Southwark Plan (2007).

Environmental impact assessment

33. A screening opinion was requested under application 13/AP/4375. Having regard to the scale and likely impacts of the development, no likely effects were identified that would be so significant as to warrant an Environmental Impact Assessment. As such it was the decision of the council that an Environmental Impact Statement was not required (decision date 14/02/2014). The current application is similar to that of the consented scheme and the increase in employment floor space would not require an Environment Impact Assessment.

Affordable housing

34. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.
35. The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The London Plan forms part of the development plan for Southwark. Policy 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes' requires that the maximum reasonable amount of affordable housing is provided.
36. The local policies are saved Southwark Plan Policy 4.4 'Affordable housing', and Core Strategy Strategic Policy 6 – 'Homes for people on different incomes'.
37. Strategic policy 6 'Homes for people on different incomes' of the Core Strategy requires developments to include a minimum of 35% affordable housing. It also requires developments in the Grange Ward, such as this site, to provide a minimum of 35% private housing. This policy works in conjunction with saved policies in the Southwark Plan such as policy 4.5 'Wheelchair affordable housing' which states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. Saved policy 4.4 'Affordable Housing' requires developments in the this area to provide this affordable housing in a tenure split of 70% social rented and 30% intermediate/shared ownership units.
38. Since the original planning approval at this site and the submission of this application, the Council has adopted the Development Viability SPD. This application was originally submitted in December 2015 well in advance of the adoption of this SPD in April 2016. Therefore no financial viability appraisal was submitted with the application. The submission of a viability assessment has not been pursued with this application as work on site has already commenced and the applicants are committed to providing a policy compliant affordable housing contribution.

39. The proposed development includes 94 residential units, 38 units of which will be provided as affordable housing. Using the Development Viability SPD method of calculation, the total development would comprise of 259 habitable rooms, of which 106 are affordable. This equates to 41% affordable housing being provided on site.
40. Of this affordable housing, 75% (27 units) will be allocated as social rent tenure and 25% (11 units) as intermediate tenure. The affordable housing provision is set out below:

Unit type	Social rent (HR)	Shared ownership	Total
1 bedroom	9 (18)	5 (10)	14 (28)
2 bedroom	11 (33)	6 (18)	17 (51)
3 bedroom	7 (28)	0	7 (28)
Total	27 (79)	11 (28)	38 (107)

41. The 27 social rented units would be accommodated in the north wing of the proposed development and would be served from Residential Cores 3 and 4. The intermediate units are situated on the third and fourth floors of the north wing and would be access from Residential Core 3 with the remaining 3 intermediate units being situated within the 1st floor of the Long Lane frontage block, accessed from Residential Core 1.
42. The proposed rented units are allocated as social rent units. This is a very welcome aspect of the development since it will provide genuinely affordable housing in a high value part of the borough. The 11 intermediate units would be subject to the Council's affordability criteria and would be secured through the s106 agreement.
43. The tenure mix results in 75:25 rented to intermediate mix (as opposed to the 70:30 expected under saved policy 4.4). This is an acceptable tenure mix having regard to the need for genuinely affordable rented units in the borough, and deviates only marginally from the expected split.
44. The affordable housing offer is a very positive aspect of the development which should be given significant weight in determining the application. The development is able to make a significant contribution to the delivery of affordable housing, and maintenance of a mixed community in the north of the borough.

Dwelling mix

45. The proposed mix of units across all tenures is as follows:

Unit type	Number (consented scheme)	%
1 bed	39 (39)	41.5
2 bed	39 (39)	41.5
3 bed	16 (17)	17
Total	94 (95)	100

46. Core Strategy Strategic Policy 7 requires at least 60% of units to have 2 or more bedrooms and 20% of units to be 3, 4 or 5 bedrooms in the Central Activities Zone. The proposed mix as noted in the table above differs from the consented scheme by the loss of one private 3 bed unit. Having regard to the significant increase in employment space and the retention of the same quantum and mix of affordable housing of the current proposal in relation to the consented scheme, the change to the mix is not considered to be significant.

Wheelchair units

47. Saved Policy 4.3 of the Southwark Plan 2007 requires 10% of units to be fully wheelchair accessible. The applicants have identified 9 units that would be for wheelchair users. This equates to 10% of the development's habitable rooms with 26 accessible rooms out of 259 habitable rooms. These units would be secured by condition with 3 social rent units being wheelchair accessible and 6 intermediate and private units to be constructed as wheelchair adaptable. Conditions and clauses in the s106 agreement are recommended requiring the social rented units to be fully fitted out as wheelchair accessible and the remainder to be constructed to at least adaptable standards and marketed as such.
48. The Council's Residential Design Standards states that the provision of two lifts is encouraged where wheelchair user homes are situated above ground floor. However Core 4, which provides access to three wheelchair units, has only one lift. While this situation is not desirable, the applicants have confirmed that separate access arrangements are available for the residents of these units through the communal garden and lifts for Core 3. They have also confirmed that an agreement is in place for Wandle Housing Association to take on the affordable housing and are satisfied with the access arrangements as shown. Given the availability of alternative access arrangements and the acceptance of the Housing Association the access arrangements are considered to be sufficient.

Design issues

49. Saved Policy 3.13 'Urban design' requires that the height, scale and massing of buildings should be appropriate to the local context and should not dominate its surroundings inappropriately.
50. The building heights in the surrounding context are varied, ranging from 2 storeys to the west and south, 6 to the east and south west (on the corner of Weston Street and Long Lane), and 3 - 5 storeys within the Grade II listed Leathermarket to the north. The exception in the surrounding townscape is the 12 storey tower at Antonine Heights, which is within the courtyard of the large residential development to the east; however this positioning gives its bulk a less direct impact on the surrounding streetscapes, and views of it are generally restricted.
51. The proposed development is of a similar scale and massing as the consented scheme albeit as the corner remains the same height while main body of the building is slightly increased in height by 2m. During the course of the application the Council expressed concern with regard to the scale of the building in relation to neighbouring buildings and the neighbouring Bermondsey Street Conservation Area. The applicants have sought to address these concerns by reducing the height of the main elevations by 1m and ensuring that the corner element is no higher than that of the consented scheme.
52. The introduction of the mezzanine level to ground floor would result in the provision of double height glazed bays with a height of 5.5m on the Long Lane, Weston Street and Leathermarket facades. In addition to this the residential entrance on Long Lane is now situated centrally on the block to reflect the changes approved as part of the section 73 application (15/AP/2880). This entrance would serve cores 1 and 2. These alterations alter the proportion of the lower floors in relation to the upper floor residential. This increase in prominence of the lower floors is considered to be appropriate on Long Lane where there is a large set back from the road with existing mature trees, which are to be retained.
53. The proposed materials are the same as the consented scheme. The proposed

building will predominantly be finished in brick in two tones with inset balconies on the street frontages and a setback upper storey. The commercial units with double height glazing contribute to the creation of a strong base and an active street frontage along Long Lane and Western Street. Details of the gate for the car park should be secured by way of condition.

54. The area of glass brick is potentially beneficial, helping to define the corner projection, separating it from the rest of the elevations. Additional details of this glass cladding will be required by way of condition.
55. Conditions should cover all materials and require a sample panel structure to be completed on site. These conditions should ensure that the building is not only exemplary in detailed design, but that the material finish of the building responds sensitively (though not imitatively) to its historic environment.
56. The NPPF also states that it is important that there is no “conflict between the heritage asset’s conservation and any aspect of the proposal (including by development affecting the setting of a heritage asset).” The scale of the development in the setting of a 3 - 5 storey listed building is critical. The significance of this heritage asset has a great deal to do with its presence on Weston Street frontage.
57. The applicants have also provided additional information in relation to the proposed landscaping at the podium level and on the upper floors. These details include the provision of silver birch multi-stem trees adjacent to the boundary with 197 Long Lane, children’s play space for under 5’s and the provision of appropriate bio-diverse roof on the Long Lane frontage.
58. In conclusion the design of the proposed development needs to be viewed in the context of precedent set by the existing consent. As set out above the marginal increase in height to the main building and alterations to design detail at the lower levels do not significantly alter the scale and massing of the building while the footprint remains the same. Strong active frontages on Long Lane and Weston Street have been retained and the introduction of active frontage on the north elevation towards the Leathermarket employment space is welcomed. Therefore in light of the existing consent and the nature of the alterations proposed it is considered that the design remains appropriate.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

59. The nearest residential developments are located at No.171 Long Lane, 119 Weston Street (Tangerine House), Nos.169 and 193 - 197 Long Lane. The main considerations are the impact on daylight and sunlight, impact on privacy and the impact on outlook. The applicants have submitted a daylight and sunlight analysis which compares the impact on these windows of both the consented development and the current proposals.

Daylight and sunlight

60. The Building Research Establishment (BRE) 2011 guidelines – Site Layout Planning for Daylight and Sunlight: a guide to good practice covers amenity requirements for sunlight and daylight to buildings around any development site. The introduction to the guidelines state: -

"The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain

the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

61. The amount of light available to any window depends upon the amount of unobstructed sky that can be seen from the centre of the window under consideration. The amount of visible sky and consequently the amount of available skylight is assessed by calculating the Vertical Sky Component (VSC) at the centre of the window.
62. If the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. The guidance states that if the vertical sky component with the new development in place is both less than 27% and less than 0.8 times its former value (more than a 20% reduction), then occupants of the existing building will notice the reduction in the amount of skylight. The VSC calculation only measures light reaching the outside plane of the window under consideration, so this is potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser VSC value than the target values referred to above. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. The guidelines also suggest that where layouts of existing neighbours are known that the distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.
63. Paragraph F6 of the BRE guidelines (page 62) states that when assessing loss of daylight to an existing building the VSC methodology is generally recommended.
64. A daylight and sunlight report has been prepared by BLDA consultants for the application site, which assesses the proposed development against the Building Research Establishment's (BRE) guidelines. This was updated to consider the impact on daylight and sunlight levels as a result of the changes to the proposals submitted during the course of the application.
65. The adequacy of daylight received by existing neighbouring dwellings was measured using two methods of measurements. The principal method is the use of the VSC followed by a measurement of the internal daylight distribution by plotting the position of the 'existing' and 'proposed' no sky line contour where the internal layout and windowsill and head heights are known.
66. The daylight and sunlight assessment submitted considers the impact of the proposed development on neighbouring properties in terms of VSC and daylight distribution.
67. The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE guidelines. A good level of sunlight will be achieved where a window achieves more than 25% APSH, of which 5% should be in the winter months. When sunlight levels fall below this suggested recommendation, a comparison with the existing condition should be undertaken and if the reduction ratio is less than 0.2, i.e. the window continues to receive more than 0.8 times its existing sunlight levels, the impact on sunlight will be acceptable. The BRE guidelines also limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.

No. 171 Long Lane

Daylight

68. This is a recently consented scheme located opposite the application site, across Weston Street, which was under construction at the time of the original application but is now complete. This is a 7 storey development with retail use on the ground floor

and residential above. The daylight and sunlight assessment considers the impact of the proposed development on 7 first floor windows facing the development site. These include three living room/kitchen/dining rooms and 2 bedrooms.

69. Of the windows tested 5 would receive a reduction in VSC of over 20%, with a maximum reduction of 48%. Of the windows tested three would fail to comply with BRE standards in relation to both VSC and daylight distribution. Two of these are bedrooms while the third is a kitchen/living/dining room which already has restricted levels of light as a result of an existing inset balcony. These reductions are very similar to that experienced as a result of the consented development and there would be no significant noticeable change between consented scheme and the current proposals.

Sunlight

70. The report provides the results of the sunlight analysis which demonstrates that of the windows tested only one would fail BRE guidelines for both annual and winter sunlight levels and one would fail annual sunlight levels. This impact on sunlight is very similar to that of the consented scheme and is therefore considered to be acceptable.

119 Weston Street – Tangerine House

71. The report refers to two rooms at ground floor level that see a more than 20% reduction in VSC. These are identified as kitchens with already low VSC levels. As such a small reduction in VSC will result in a high percentage reduction. In the worst case scenario there is a decline from 9.34 to 5.05 a difference of 46% where the consented scheme resulted in a 42% decline to 5.32. The findings of the daylight and sunlight assessment demonstrate that the impact of the proposed development is not significantly different from the consented scheme.
72. As was noted in the officer report on the original planning application given the 3 storey height of the original buildings any redevelopment of this subject site is likely to impact on the lower floors this property. In this location, the limited instances of reduced VSC beyond that recommended by the BRE, is not considered to be so significant as to warrant refusal.

Sunlight

73. The result of the analysis indicates that all of the windows tested achieve the recommended standards for sunlight.

193 - 197 Long Lane

74. This is a 7 storey building with commercial use and parking on the ground and first floors. It lies immediately to the east of the proposal site. The layout of this development is such that it has a long flank with habitable room windows directly facing the proposed development site. Given this orientation and the proximity of windows close to the boundary, any redevelopment of the subject site to a similar density as 193 - 197 Long Lane is likely to have an impact on these windows. During the pre-application consultation process for the 2013 application, the applicants at the time, considered various options for laying out the building. The consented layout is a U-shaped block with its open end towards 193 Long Lane. This enabled the flats at nos. 193 - 197 to benefit from views over the communal garden, and has helped limit the number of windows potentially affected in terms of daylight and sunlight. The current proposal retains the same U-shaped block and would retain the open aspect adjacent to this block. The building's massing stepped down towards the east, to improve sunlight and daylight penetration, and this form is also retained.

75. The report notes a loss of daylight to windows at second floor levels with VSC losses ranging from 27% to 46%. As with number 171 Long Lane, windows at second and third floor level will be impacted by any redevelopment on this site which increases the height above that of the warehouses that occupied the site prior to demolition.
76. Again it should be noted that there has been a 2m increase in the height of the proposed building adjacent to numbers 193 - 197 Long Lane, which has a marginal impact on the levels of daylight when compared to the existing consent. However this should be considered in the context of the design of this building with a high proportion of habitable rooms in close proximity to the site and the design of the proposed building which steps down towards this boundary. The daylight and sunlight assessment sets out that the impact of the new proposals on the residential units at numbers 193 - 197 Long Lane, in terms of daylight and sunlight, are not materially worse than the consented scheme.

Sunlight

The report does not test these windows as they do not fall within 90 degrees of due south.

169 Long Lane

77. This is a 3 - 7 storey building which fronts onto Long Lane and Weston Street and is situated either side of number 171 Long Lane on both streets. This building was granted planning permission in April 2014 and is now nearing completion. This building has habitable room windows on the ground, first and second floor facing the proposed development which was not considered as part of the original scheme.
78. As with other neighbouring buildings there will be an increase in the impact on daylight to this building as a result of the marginal increase in height of the proposed development. The impact of both the consented scheme and the proposed development were assessed in relation to 15 windows at 169 Long Lane. This demonstrates that one additional bedroom window would fail the VSC test and that there would be no change to the number of rooms with a noticeable impact on daylight distribution. The 3 rooms that would fail both VSC and daylight distribution tests are bedrooms at the ground floor and first floor. Given the existing consent and that the rooms affected are bedrooms which are less sensitive in terms of daylight, the marginal increase in height is considered to have an impact that is not significantly different from that of the consented scheme.

Sunlight

79. 169 Long Lane has 9 windows facing the development with a southerly aspect. With the consented scheme 3 windows would pass the criteria for sunlight both annually and in winter and 4 windows would pass the criteria for winter sunlight hours, but would not meet the criteria for annual sunlight. The results of the sunlight assessments to the same windows with the proposed scheme in place demonstrate that one additional window would not meet the BRE criteria for annual sunlight. However, this is due to a reduction in annual sunlight of just 1% causing the reduction in annual sunlight to exceed the 0.8 times recommended reduction. This impact on sunlight is very similar to that of the consented scheme and is therefore considered to be acceptable.

Conclusion daylight and sunlight

80. The proposed development retains the U-shaped layout which was used to limit the impact on the closest neighbouring residents in terms of daylight. The existing consent

resulted in an impact on neighbouring windows that was considered to be appropriate, reflecting the sites inner urban location. The proposed development is substantially similar to the existing consent and its impact will not be material worse. Accordingly the impact of the proposed development is considered to be appropriate given the highly urbanised location within CAZ.

Overlooking

81. The Residential Design Standards SPD (2011) sets out standards in relation to separation distances to ensure that no overlooking results from new development. To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:
- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21 metres at the rear of the building.
82. As with the consented scheme, opaque glazing is proposed for the east facing windows of the units adjacent to 193 - 197 Long Lane, at first to fifth floor levels. There are balconies and windows on the western elevation of 193 - 197 Long Lane facing towards the proposed development, and the separation distance is just over 5m at the closest point. However it is considered that the opaque glazing overcomes any overlooking from the proposed units. There are a number of terraces and balconies which fall within 21 metres of the neighbouring properties, but the in most cases the oblique angle would not lead to unreasonably obtrusive overlooking, and the relationship is not unusual in an urban location.
83. In relation to the impact on 119 Weston Street (Tangerine House) it is noted that there is a distance of at least 21m between the balconies/terraces of the proposed units and this building. As such this is sufficient distance to ensure that no intrusive overlooking occurs.
84. In relation to the impact on number 171 Long Lane; there is a distance of over 12m from the balconies of the proposed units and this development, which is an acceptable separation distance across a highway.

Impact of adjoining and nearby uses on occupiers and users of proposed development

85. Surrounding the application site there is a mix of residential and office uses. It is not considered that such uses would impact on the amenity of future occupiers of the site

Quality of residential accommodation

Dwelling sizes

86. The Gross Internal Area (GIA) of the proposed flats was considered in detail in relation to the consented scheme. The majority of the proposed residential units and all of the affordable units would exceed the minimum floor area required for residential units of their respective sizes. 11 of the private units would be marginally below the minimum internal area, however, all but one of these 11 flats would fall short of the required standard by less than 1 sqm and most of the units affected are 1 bed/2 person flats. The 3 bed/5 person unit with 3 sqm deficit would still comfortably exceed the minimum requirement for a 3 bed/4 person unit.
87. The sizes of individual habitable rooms within the development also all comply with

the minimum standards which are set out in table 2 of the Residential Design Standards SPD (2015). All of the residential units would have access to some private amenity space. These private spaces would be comprised of a mix of balconies, private terraces (around the periphery of the first-floor podium communal courtyard garden) and roof terraces. This is discussed further in paragraph 97.

Outlook and ventilation

88. The Council encourages dwellings to be dual aspect i.e. having multiple windows looking in more than one direction, as this can sometimes allow more light into the dwelling and help to achieve cross-ventilation. Only 3 of the 94 units would be north-facing single-aspect units. Two of these three would be 1 person studio units on the fifth floor. The other would be flat 2 bedroom flat on the first-floor which benefits from private garden. All of the social rent and family accommodation is dual aspect.

Daylight and sunlight levels in the proposed flats

89. A technical daylight and sunlight report was submitted with the new application. As well as looking at the impact of the proposed development (as revised for this application) on the daylight and sunlight levels currently enjoyed by neighbouring dwellings the report also looked at the daylight and sunlight availability for the flats within the proposed development.

Daylight analysis

90. A No-Sky Line (NSL) test (daylight) was undertaken for the lowest residential floor level of the proposed scheme (first floor). The assessment examined all proposed bedrooms, kitchens and living rooms. Further to this an Average Daylight Factor (ADF) test was carried out.
91. The NSL test found that of the 60 rooms tested at first floor level, 8 of these rooms would not meet the No-Sky Line recommended level of daylight distribution at 80%. Of these rooms 7 would also not meet the recommended ADF level. Four of these rooms are bedrooms (which require the lowest level of the recommended daylight) and the remaining 3 rooms are large open-plan combined living/kitchen/dining rooms. Although these 7 rooms would not meet BRE guidelines this is an improvement on the consented scheme as a result of the marginal increase in height.

Sunlight analysis

92. The BRE guidelines advise that a good level of sunlight will be achieved where a window achieves at least 25% of the annual probable sunlight hours for the location, of which 5% should be during the winter months. The BRE guidelines also limit the extent of testing for sunlight to situations where a window faces within 90 degrees of due south.
93. In the submitted report sunlight assessments were undertaken for the lowest residential floor level of the proposed scheme (first floor). Of the 81 windows examined, only 42 would face within 90 degrees of due south and so these are the only windows requiring testing. 24 of these windows (57%) would meet the BRE criteria for sunlight both annually and in winter.
94. The report further explains that when assessed on a room-by-room basis, 68% of the tested south facing rooms at lowest level in the scheme (i.e., the 'worst case' scenario) would achieve high levels of sunlight over the year, exceeding the BRE recommendations for sunlight received annually. It concludes that these sunlight results are typical in dense urban environments such as this, where sunlight can also

be restricted by existing adjacent buildings and notes that the sunlight levels would gradually improve at the higher levels of the development. This situation is considered to be acceptable as it represents an improvement on the consented scheme.

95. The assessment in relation to daylight and sunlight has looked at the impact on the residential units on the first floor as a worse case scenario. Levels of daylight and sunlight penetration would improve on each of the higher floors of the building. Overall the quality of the proposed residential accommodation is considered to be acceptable, in terms of minimum floor areas, outlook and levels of daylight and sunlight.

Outdoor amenity space

96. Standards for outdoor amenity space are set out within the Residential Design Standards SPD (2015). All flat developments must meet the following minimum standards and seek to exceed these where possible:

- 50sqm communal amenity space per development
- For units containing three or more bedrooms, 10sqm of private amenity space
- For units containing two or less bedrooms, 10sqm of private amenity space should ideally be provided. Where it is not possible to provide 10sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
- Balconies, terraces and roof gardens must be a minimum of 3sqm to count towards private amenity space.

97. All units would have balconies and there would be a large communal garden area at first floor level as well as smaller roof terraces at fourth, fifth and sixth floor levels which exceeds the 50sqm communal space requirement. Eleven of the seventeen 3 x bed flats would exceed the 10sqm requirement. The other six 3 x bed flats would have private outdoor amenity areas ranging in size from 5.3sqm to 8.1sqm. While the policy expectation is for all family units to have 10sqm of private amenity space, this is the same as the consented scheme and the shortfall in provision is offset by the generous provision of high quality communal amenity space in the form of communal roof terrace with area of 825sqm and child play space for all residents at first floor level and other smaller communal spaces on the upper levels. On balance this is considered to be acceptable.

Transport issues

Car parking

98. The development provides minimal car parking, and will not create any significant highways impacts. It is anticipated that the site will increase use of public transport but the scale of development is not expected to create an adverse affect on the capacity of public transport. It is not considered that the highways impact will be any greater than the previous warehouse use.
99. The applicant has proposed to provide 9 off street disabled bays. The applicant will be required to provide a parking management strategy to ensure that the disabled parking spaces are always allocated on the basis of need, given that not every wheelchair accessible unit owner will own a vehicle and not every disabled driver will require a wheelchair unit. This can be secured through the s106 agreement.

100. It is considered that removal of the ability to apply for a parking permit should be ensured by way of condition as the site is within a high PTAL and falls within a CPZ, in order to reduce car reliance and ensure no further parking stress in the immediate area.
101. As with the consented scheme, the applicant is required to contribute towards the provision of an on-street car club bay given that the bays in close proximity to the site are already heavily used. Further to this, the applicant will be required to provide three years free car club membership for each eligible adult of the residential element of the development. Both of these requirements can be secured through the s106 agreement.

Cycle parking

102. The applicant has proposed to provide space for 149 cycles for prospective residents and 44 spaces for the commercial use. This is in compliance with the London Plan standards and is in excess of the required 1 space per unit required in Appendix 15 of the Southwark Plan. 16 short stay spaces are provided in the form of Sheffield Stands for visitor cycles. 12 additional Sheffield stand visitor parking spaces would also be provided in an area fronting onto Long Lane. These have been located between the existing street trees so as to minimise obstruction to pedestrian movement. Since this is outside the curtilage of the site consent from the Highways Authority will be required for this cycle parking and an informative should be added to any consent notifying the applicant of this requirement.

Servicing and refuse vehicle access

103. The applicant has proposed to remove the existing cross-over on Weston Street and provide a new cross-over 12m to the south of the removed cross-over. Cyclists will access the site using the same vehicular access.
104. Transport Policy do not have any concerns with regard to this proposal given the low number of vehicular movements and the speeds associated with these vehicles are anticipated to be slow. Pedestrian access will be from Long Lane and Weston Street.
105. The applicant has proposed that servicing will take place largely off-street with vehicles accessing the service area from Weston Street. Swept path drawings have been provided to demonstrate vehicles up to and including an 8m long box van are able to enter and exit the site in forward gear. Visibility splays have been provided in relation to a condition attached to the consented scheme. The proposed building footprint remains the same on Weston Street and a condition will be attached to ensure that the development is constructed in accordance with the approved details.
106. Refuse collection would be undertaken from the street on Weston Street. The commercial bin store and the bin store for residential properties within Core 1 are situated over 50m from the access point to the site. The collection of waste will have to be appropriately managed so that bins are moved to the temporary refuse loading zone on collection day and returned to stores that same day.

Travel plan

107. The travel plan is of good quality and seeks to promote the use of sustainable travel to and from the site. The provisions can be secured through the s106 agreement.

Cycle hire

108. Transport for London (TfL), in their response to the application, note that the site is

directly opposite the Long Lane cycle hire scheme (CHS) docking station. This is a small docking station with only 20 docking points and, as a result, suffers from being full at a much higher rate than the CHS average. Expanding the number of docking points would allow the docking station to operate more efficiently and effectively and would also provide additional capacity to serve the increased demand from the development. A contribution of £65,000 has been requested by TfL to expand the Long Lane docking station by up to 15 docking points, and this has been agreed by the applicant.

Impact on trees

109. The proposed building retains the same footprint as the consented scheme and is set back 5.5m from the trunks of the mature London Plane trees on Long Lane. The arboricultural report provides sufficient detail showing protection measures for this line of street trees. The urban forester has noted that, due to the location of the proposed elevation, set back from the existing trees, none will require major pruning or on-going additional maintenance.
110. However, a condition is necessary to ensure protection measures are adhered to, together with appropriate details of a landscape scheme for the proposed raised planters, podium, green roofs and external courtyard which are shown as indicative.

Air quality

111. The site is located within an Air Quality Management Area. An air quality assessment has been submitted. The mitigation measures as outlined in this plan should be ensured by way of condition.
112. It is also recommended that a construction management plan be requested by way of condition, in order to ensure that any construction impacts are minimised.

Archaeology

113. The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The applicants have submitted a desk-based archaeological assessment that adequately summarises the archaeological potential of the site. Limited previous archaeological work has been undertaken on the site and this has revealed post medieval drainage ditches and parts of the channel network in this area.
114. A programme of archaeological evaluation works has been undertaken in relation to conditions attached to the consented scheme. The details of this were reviewed by the Council's Archaeologist and are considered to be acceptable. A condition will be attached requiring development to be carried out in accordance with the approved details under reference 15/AP/4072.

Flood risk

115. The site is located within Flood Zone 3 which is deemed to be 'high risk' but it is within an area benefiting from the River Thames barrier defences. The applicants have submitted a Flood Risk Assessment (FRA). The Environment Agency has raised no objection to the proposal subject to conditions.

Planning obligations (s106 undertaking or agreement)

116. The original planning consent and the subsequent section 73 approval included a s106 agreement which provided financial contributions to satisfy a range of planning obligations. Since the original approval Southwark CIL has been adopted. As this is a

new planning application the proposed development would be liable for Southwark and Mayoral CIL and would also require a s106 to secure those planning contributions not covered by CIL.

117. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport invests in London as a whole, primarily Crossrail. While Southwark’s CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £571,242 and a Southwark CIL payment of £2,182,231 are due.
118. The following financial contributions will be secured in the legal agreement:

Planning Obligation	Amount of planning gain calculated by toolkit (£)	Amount of planning gain agreed by applicant (£)
Employment in the Development	73,100, or provision in kind	73,100, or provision in kind
Employment During Construction	94,457, or provision in kind	94,457, or provision in kind
Children’s Play Equipment	11,762	11,762
Transport for London	65,000	65,000
Archaeology	5,471	5,471
Admin Fee	3806	3806
Total	194,148	194,148

119. In addition, the legal agreement will secure the following:
- Affordable housing units, including social rent, affordable rent, shared ownership
 - 3 years of car club membership for future occupiers
 - Details of marketing of wheelchair housing.
120. In accordance with the recommendation, if the s106 agreement is not signed by 30 November 2016, the Director of Planning is authorised to refuse planning permission, if appropriate, for the reason below:

‘In the absence of a signed section 106 agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, public open space, sports facilities, education, health, affordable housing, the transport network, community facilities and employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Strategic Policy 14 – 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2007, and Policy 8.2 Planning obligations of the London Plan 2011’.

Sustainable development implications

121. The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute towards the achievement of sustainable development. In relation to environmental implications of development, section 10 'Meeting the

challenge of climate change, flooding and coastal change' describes the key role that planning has in securing radical reductions in greenhouse emissions, providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

122. In accordance with policy 5.2 in the London Plan 2016, all major development proposals should include a detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined above are to be met within the framework of the energy hierarchy. The policy also requires major developments to reduce surface water run-off by at least 50%. As a major development, the proposal will need to incorporate green bio-diverse roofs, which can be combined with the use of roof space for photovoltaic (PV) panels.
123. Policy 5.6 'Decentralised energy in development proposals' states that development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate, also examine opportunities to extend the system beyond the site boundary to adjacent sites. The London Plan also encourages developers to investigate opportunities to incorporate energy from waste, or where technically feasible, renewable energy in developments. In addition to this, where a district CHP system provides part of a developments power and/or heating and/or cooling demand, suitable renewable energy technologies should also be considered in addition to the CHP system.
124. Policy 5.7 'Renewable Energy' expects that all development proposals will seek to reduce carbon dioxide emissions of at least 20 per cent through on-site renewable energy generation, wherever feasible.
125. Strategic policy 13 'High environmental standards' of the Core Strategy 2011 requires developments to meet the highest possible environmental standards, including targets based on the BREEAM (Building Research Establishment Environmental Assessment Method) standards. This includes requiring non-residential development to achieve at least a BREEAM 'excellent' except community uses which should achieve a minimum BREEAM level of 'very good'.
126. An Energy Strategy has been submitted with the application. This notes that the development will achieve a 40.49% reduction in CO² emissions over Building Regulations Part L 2013 baseline. The measures proposed include use of an on-site CHP unit with an efficiency of 80%, the use of air source heat pumps and photovoltaic panels as well as efficiencies gained in relation to building fabrics, air tightness, heating and lighting. The proposal would comply with policy 5.2 (Minimising Carbon Dioxide Emissions) of the London Plan (2015).

Biodiversity

127. The applicants have submitted an Ecological Assessment with the application. This document assesses the ecological interest of the site and any potential impacts resulting from the development are assessed. It is noted that the site is not subject to any statutory or non-statutory designations and the original buildings have been demolished. The original buildings were considered to be of low to negligible ecological value. In relation to protected species it is noted that opportunities for common birds on the site were limited. However mitigation measures are proposed and these include reducing the impact of lighting on the existing trees on Long Lane, in order to protect any foraging and travel of bats.
128. The landscape plan indicates that the landscaping is divided into 3 distinct areas, the streetscape, the podium area and the roofs. Planters are provided along the front of the building along Long Lane and Weston Street and green/sedum roofs provided.

Details of species types for the sedum roofs and tree planting will be required by way of condition.

Conclusion on planning issues

129. The proposed development is substantially similar to the original consent and the subsequent section 73 approval. It would result in a significant increase in the area of employment space, over the consented scheme, with a much reduced shortfall when compared against original use, and has the potential to generate up to 220 jobs. This is achieved while also proposing the deliver of a mix of affordable residential accommodation that exceeds the policy requirement. It has been demonstrated that this can be achieved without a significant increase in the scale of the proposed development. The proposed residential accommodation would be of an acceptable quality while the design holds very close to that of the consented scheme on the same site. While the increase in height of the building would result in a marginal decrease in the level of daylight and sunlight to neighbouring properties and would reduce the prominence of the corner element, it is considered that the proposed benefits of the additional employment space with 41% affordable housing would outweigh any potential harm.

Community impact statement

130. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
131. The impact on local people is set out above. The proposed development is substantially similar to the existing consent. The slight increase in height produces marginally worse impacts on neighbours but still within acceptable limits. The proposed increase in jobs is a significant benefit while the substantial affordable housing offer is also maintained.

Consultations

132. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

133. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

134. The original consultation letters were sent out on 07/01/2016. Following the submission of revised plans and documents a further round of consultation was undertaken with consultation letters sent out on 25/07/2016. 15 objections were received from members of the public following the initial round of consultation and a further two objections have been received in response to the second round of consultation. The main planning issues raised by each address are summarised below;

135. 197 Long Lane (1 comment)

- Loss of privacy

- Loss of light
- The height of building is not in keeping of neighbouring buildings
- Will set a precedent for taller buildings.

136. Tangerine House, 119 Weston Street (5 comments)

- 9 storey building is out of keeping with the area (*Officer note: The height of the tallest element has been reduced during the course of the application so that development does not exceed 8 storeys.*)
- Impact on light especially on lower floors
- Impact on privacy
- Design is monotonous - could be more creative
- No consideration for amenities such as a creche, nurseries, school and doctors
- Impacts on the unfinished Valentine House
- Planning application should be rejected
- Traffic generation
- Visual impact of the development
- Construction logistics is problematic with congestions and road closures relating to other developments in the local area and conflict with servicing of Sainsbury's at 117 Weston Street
- Should approval be granted, s106 money should go towards the pocket park on the southeast corner of Long Lane and Weston Street.

137. Valentine House, 117 Weston Street (7 comments)

- Proposed increase in height is in excess of neighbouring buildings
- Increase in height will adversely affect the amenity of neighbouring residents
- Loss of light to neighbouring properties on the opposite side of Weston Street
- Intensive buildings activity will result in noise and congestion
- 8 storeys is already too large a nine storey building will overshadow and dominate Valentine House
- Construction Logistics is problematic with congestions and road closures relating to other developments in the local area and conflict with servicing of Sainsburys at 117 Weston Street
- During demolition the vehicles did not follow route set out in CLP
- Loss of privacy

- Increase in traffic as a result of deliveries to commercial units.

138. Antonine Heights (2 comments)

- Building will tower above neighbouring developments
- Loss of light to neighbouring buildings
- Proposal for 9 storeys has previously been rejected why is it being considered again?
- Benefits will only be for developer
- Loss of views.

139. Heldar Court, Kipling Estate (1 comment)

- Position of gates close to windows will cause harm in terms of noise and disturbance. Noise and disruption from work being carried out through the night with heavy machinery arriving and operating on site from 6am.

140. Wild's Rents (1 comment)

- Proposed residential units are cramped
- Over provision of offices, a proposed upmarket supermarket would be more appropriate
- Proposal should provide basement car park.

The following comments have been received from statutory consultees.

141. Ecology Officer

The content and findings of the ecological report and bat scoping report have been reviewed and are considered acceptable. No further surveys are required. The recommendations in the ecological report should be adopted and secured through appropriately worded conditions.

142. Environment Agency

No objections subject to conditions.

No change to response following re-consultation.

143. Environmental Protection Team

Recommend approval with conditions.

144. Flood and Drainage Team

Satisfied with the information submitted. Recommend approval subject to conditions requiring development to take place in accordance with Flood Risk Assessment.

145. Highways Development Management

Original raised Issues to be resolved prior to consent. These were:

- Pedestrian visibility splays of 2 x 2m must be provided at the vehicle access off Weston Street. This should be shown on a drawing. There should be no obstruction within this visibility splay area
- The applicant should provide vehicle turning movements (using appropriate type of vehicle) to demonstrate that delivery vehicles can enter and exit the site in a forward gear
- It is proposed that refuse collection would be undertaken from the street on Weston Street. However, there is no provision on site for refuse bin holding areas. Bins are not allowed to be stored on the footway on Weston Street on collection days. An alternative solution should be sought before consent is granted.

The amended proposals address these concerns and Highways Development Management are satisfied with the proposals and note that if consent is granted the developer must enter into a section 278/38 agreement with Highways Authority.

146. Historic England

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

No change to comments following re-consultation.

147. Local Economy Team

Support the proposed increase in jobs and make recommendations with regard to planning obligations to support provision of jobs for unemployed Southwark residents.

148. London Fire and Emergency Planning Authority

No objections or comments to raise at this juncture.

149. London Underground

No objections.

150. Natural England

Natural England has no comments to make on this application.

151. Secure by Design

No objection subject to condition stating that the development must achieve SBD accreditation.

152. Thames Water

No objections subject to conditions in relation to waste water infrastructure, surface water drainage, piling and groundwater risk management.

153. Transport for London

The site of the proposed development does not lie on the Transport for London Road Network (TLRN) or Strategic Road Network (SRN) and, due to the car free nature of the development (bar disabled parking), is unlikely to have an unacceptable adverse impact on either network. The level of net trip generation and PTAL 6b location also suggests that there will be limited impact on public transport capacity.

The standards for cycle parking in the London Plan have been altered since the previous application was approved, and the council's own standards are changing with the new Southwark Plan. This means that the currently proposed level of cycle parking i.e. unchanged from 2013, is not policy compliant. As this is a new application, the cycle parking provision should be increased to reflect the latest standards.

The site is directly opposite the Long Lane cycle hire scheme (CHS) docking station. This is a small docking station with only 20 docking points and, as a result, suffers from being full at a much higher rate than the CHS average. Expanding the number of docking points would allow the docking station to operate more efficiently and effectively and would also provide additional capacity to serve the increased demand from the development. A contribution of £65,000 is therefore requested, to be secured in the s106 agreement, for expanding the Long Lane docking station by up to 15 docking points. The officer's report for the previous application indicated that the applicant accepted the request for £60,000 for cycle hire funding, as it appeared in the s106 'heads of terms' (paragraph 136). An additional £5,000 is requested to cover construction cost price inflation over the last two years.

154. Urban Forester

The arboricultural report shows adequate and acceptable details of how the existing street trees adjacent to the site can be retained and protected, with minimal adverse effects on their future retention.

Should the application be recommended for approval a method statement is required to ensure damage within RPAs is prevented, together with landscaping to be provided to the proposed quality as shown.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/214-118 Application file: 15/AP/4072 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 3920 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Human Rights
Appendix 4	Recommendation
Appendix 5	Computer generated images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Rob Sedgwick, Senior Planning Officer	
Version	Final	
Dated	31 August 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		31 August 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 17/12/2015**Press notice date:** 24/12/2015**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 07/01/2016**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation (Noise/Air Quality/Land Contamination/Ventilation)
 Flood and Drainage Team
 Highway Licensing
 Highway Development Management
 Housing Regeneration Initiatives
 Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Greater London Authority
 Historic England
 London Fire and Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region and South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable and non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Unit 10 1 The Leathermarket SE1 3ER	107 Vesta Court City Walk SE1 3BP
15 Dunsterville Way London SE1 3RJ	106 Vesta Court City Walk SE1 3BP
Flat 1 Helder Court Kipling Estate SE1 3RH	105 Vesta Court City Walk SE1 3BP
9 Dunsterville Way London SE1 3RJ	101 Vesta Court City Walk SE1 3BP
8 Dunsterville Way London SE1 3RJ	303 Vesta Court City Walk SE1 3BP
Flat 12 Helder Court Kipling Estate SE1 3RH	302 Vesta Court City Walk SE1 3BP
Flat 11 Helder Court Kipling Estate SE1 3RH	301 Vesta Court City Walk SE1 3BP
Flat 10 Helder Court Kipling Estate SE1 3RH	10 Vesta Court City Walk SE1 3BP
7 Dunsterville Way London SE1 3RJ	9 Vesta Court City Walk SE1 3BP
3 Dunsterville Way London SE1 3RJ	8 Vesta Court City Walk SE1 3BP
2 Dunsterville Way London SE1 3RJ	402 Antonine Heights City Walk SE1 3DB
16 Dunsterville Way London SE1 3RJ	401 Antonine Heights City Walk SE1 3DB
6 Dunsterville Way London SE1 3RJ	310 Antonine Heights City Walk SE1 3DB
5 Dunsterville Way London SE1 3RJ	405 Antonine Heights City Walk SE1 3DB
4 Dunsterville Way London SE1 3RJ	404 Antonine Heights City Walk SE1 3DB
Apartment 10 Calico House SE1 4PN	403 Antonine Heights City Walk SE1 3DB
Unit 10 B 1a The Leathermarket SE1 3ER	309 Antonine Heights City Walk SE1 3DB
Unit 10 G The Leathermarket SE1 3ER	305 Antonine Heights City Walk SE1 3DB

Unit Tr G4 Trowbray House SE1 3QB
 Unit 17 1 The Leathermarket SE1 3HN
 Unit 10 B 1c The Leathermarket SE1 3ER
 Unit 10 B 1b The Leathermarket SE1 3ER
 Unit 2 G 1 The Leathermarket SE1 3ER
 Unit 2 2 1 The Leathermarket SE1 3ER
 Unit 1 G 1 The Leathermarket SE1 3ER
 Living Accommodation The Leather Exchange SE1 3HN
 Unit 13 G The Leathermarket SE1 3ER
 Unit 2 1 2 The Leathermarket SE1 3ER
 Unit 17 2 The Leathermarket SE1 3HN
 Apartment 6 Calico House SE1 4PN
 Apartment 5 Calico House SE1 4PN
 Apartment 4 Calico House SE1 4PN
 Apartment 9 Calico House SE1 4PN
 Apartment 8 Calico House SE1 4PN
 Apartment 7 Calico House SE1 4PN
 Apartment 3 Calico House SE1 4PN
 Unit L F 2 8 The Leathermarket SE1 4XE
 Unit L F 2 7 The Leathermarket SE1 4XE
 Unit L F 2 6 The Leathermarket SE1 4XE
 Unit 2 Calico House SE1 4PN
 Unit 1 Calico House SE1 4PN
 Unit L F 2 9 The Leathermarket SE1 4XE
 Flat 29 Simla House Kipling Estate SE1 3RL
 Flat 28 Simla House Kipling Estate SE1 3RL
 Flat 27 Simla House Kipling Estate SE1 3RL
 Flat 31 Simla House Kipling Estate SE1 3RL
 Globe House 37 Bermondsey Street SE1 3XF
 14 Leathermarket Court London SE1 3HS
 13 Leathermarket Court London SE1 3HS
 18 Leathermarket Court London SE1 3HS
 17 Leathermarket Court London SE1 3HS
 16 Leathermarket Court London SE1 3HS
 12 Leathermarket Court London SE1 3HS
 8 Leathermarket Court London SE1 3HS
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 19 Leathermarket Court London SE1 3HS
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 22 Leathermarket Court London SE1 3HS
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 20 Leathermarket Court London SE1 3HS
 25 Leathermarket Court London SE1 3HS
 24 Leathermarket Court London SE1 3HS
 23 Leathermarket Court London SE1 3HS
 5 Leathermarket Court London SE1 3HS
 Flat 49 Simla House Kipling Estate SE1 3RN
 Flat 48 Simla House Kipling Estate SE1 3RN
 Flat 47 Simla House Kipling Estate SE1 3RN
 Flat 52 Simla House Kipling Estate SE1 3RN
 Flat 51 Simla House Kipling Estate SE1 3RN
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 Flat 53 Simla House Kipling Estate SE1 3RN
 Flat 63 Simla House Kipling Estate SE1 3RN
 Flat 62 Simla House Kipling Estate SE1 3RN
 Flat 61 Simla House Kipling Estate SE1 3RN
 4 Leathermarket Court London SE1 3HS
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 2 Leathermarket Court London SE1 3HS
 Flat 60 Simla House Kipling Estate SE1 3RN
 Flat 56 Simla House Kipling Estate SE1 3RN
 Flat 55 Simla House Kipling Estate SE1 3RN
 304 Antonine Heights City Walk SE1 3DB
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 306 Antonine Heights City Walk SE1 3DB
 406 Antonine Heights City Walk SE1 3DB
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 202 Antonine Heights City Walk SE1 3DB
 Unit 9 2 The Leathermarket SE1 3ER
 Unit 9 1 The Leathermarket SE1 3ER
 Unit 8 G The Leathermarket SE1 3ER
 Unit 9 G 1 The Leathermarket SE1 3ER
 Unit 9 B 5 The Leathermarket SE1 3ER
 Unit 9 B 4 The Leathermarket SE1 3ER
 Unit 8 2 The Leathermarket SE1 3ER
 Unit 7 1 3 The Leathermarket SE1 3ER
 Unit 7 1 2 The Leathermarket SE1 3ER
 Unit 4 2 4 The Leathermarket SE1 3ER
 Unit 8 1 2 The Leathermarket SE1 3ER
 Unit 7 G 2 The Leathermarket SE1 3ER
 Unit 7 G 1 The Leathermarket SE1 3ER
 Unit 9 G 2 The Leathermarket SE1 3ER
 Unit L F 2 1 The Leathermarket SE1 3ER
 Unit L F 1 9 The Leathermarket SE1 3ER
 Unit L F 1 8 The Leathermarket SE1 3ER
 Unit L F 2 4 The Leathermarket SE1 3ER
 Unit L F 2 3 The Leathermarket SE1 3ER
 Unit L F 2 2 The Leathermarket SE1 3ER
 Unit L F 1 7 The Leathermarket SE1 3ER
 Unit L F 1 3 The Leathermarket SE1 3ER
 Unit L F 1 2 The Leathermarket SE1 3ER
 Unit L F 1 1 The Leathermarket SE1 3ER
 Unit L F 1 6 The Leathermarket SE1 3ER
 Unit L F 1 5 The Leathermarket SE1 3ER
 Unit L F 1 4 The Leathermarket SE1 3ER
 Unit 4 2 3 The Leathermarket SE1 3ER
 Unit 11 2 2 The Leathermarket SE1 3ER
 Unit 11 2 1 The Leathermarket SE1 3ER
 Unit 10 3 The Leathermarket SE1 3ER
 Unit 11 B 3 The Leathermarket SE1 4XE

Flat 54 Simla House Kipling Estate SE1 3RN
 Flat 59 Simla House Kipling Estate SE1 3RN
 Flat 58 Simla House Kipling Estate SE1 3RN
 Flat 57 Simla House Kipling Estate SE1 3RN
 Unit 13 3 1 The Leathermarket SE1 3ER
 Unit 4 2 2 The Leathermarket SE1 3ER
 Unit 3 G 1 The Leathermarket SE1 3ER
 194 Long Lane London SE1 4PZ
 192 Long Lane London SE1 4PZ
 190 Long Lane London SE1 4PZ
 Unit 11 G 2 The Leathermarket SE1 3ER
 Unit 12 G 1 The Leathermarket SE1 3ER
 Unit 11 3 1 The Leathermarket SE1 3ER
 Unit 12 3 1 The Leathermarket SE1 3ER
 Unit 12 G 2 The Leathermarket SE1 3ER
 Unit 13 2 2 The Leathermarket SE1 3ER
 Unit 7 1 1 The Leathermarket SE1 3ER
 196 Long Lane London SE1 4PZ
 Flat 12 Dunkirk House SE1 4BT
 Flat 11 Dunkirk House SE1 4BT
 Flat 10 Dunkirk House SE1 4BT
 Flat 15 Dunkirk House SE1 4BT
 Flat 14 Dunkirk House SE1 4BT
 Flat 13 Dunkirk House SE1 4BT
 Flat 1 Dunkirk House SE1 4BT
 126 Weston Street London SE1 4XE
 124 Weston Street London SE1 4XE
 122 Weston Street London SE1 4XE
 132 Weston Street London SE1 4XE
 130 Weston Street London SE1 4XE
 128 Weston Street London SE1 4XE
 Unit 3 G 2 The Leathermarket SE1 3ER
 42 Leathermarket Court London SE1 3HS
 41 Leathermarket Court London SE1 3HS
 40 Leathermarket Court London SE1 3HS
 45 Leathermarket Court London SE1 3HS
 44 Leathermarket Court London SE1 3HS
 43 Leathermarket Court London SE1 3HS
 39 Leathermarket Court London SE1 3HS
 35 Leathermarket Court London SE1 3HS
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 33 Leathermarket Court London SE1 3HS
 38 Leathermarket Court London SE1 3HS
 37 Leathermarket Court London SE1 3HS
 36 Leathermarket Court London SE1 3HS
 46 Leathermarket Court London SE1 3HS
 Unit 3 2 The Leathermarket SE1 3EX
 17 Leathermarket Street London SE1 3HN
 Unit 7 1 4 The Leathermarket SE1 3ER
 Unit 8 1 1 The Leathermarket SE1 3ER
 The Leather Exchange 15 Leathermarket Street SE1 3HN
 Unit 12 2 2 The Leathermarket SE1 3ER
 49 Leathermarket Court London SE1 3HS
 48 Leathermarket Court London SE1 3HS
 47 Leathermarket Court London SE1 3HS
 Unit 13 3 2 The Leathermarket SE1 3ER
 51 Leathermarket Court London SE1 3HS
 50 Leathermarket Court London SE1 3HS
 11 Dunsterville Way London SE1 3RJ
 10 Dunsterville Way London SE1 3RJ
 1 Dunsterville Way London SE1 3RJ
 14 Dunsterville Way London SE1 3RJ
 13 Dunsterville Way London SE1 3RJ
 12 Dunsterville Way London SE1 3RJ
 Unit 12 1 2 The Leathermarket SE1 3ER
 First Floor 197 Long Lane SE1 4PD
 177-179 Long Lane London SE1 4PN
 Apartment 11 Calico House SE1 4PN
 Unit L F 2 7 The Leathermarket SE1 3ER
 Unit 11 1 2 The Leathermarket SE1 3ER
 By Email
 2 Shad Thames London SE1 2YU
 Flat 19 Simla House Kipling Estate SE1 3RL
 Flat 18 Simla House Kipling Estate SE1 3RL
 Flat 17 Simla House Kipling Estate SE1 3RL
 Flat 13 Simla House Kipling Estate SE1 3RL
 Flat 1 Simla House Kipling Estate SE1 3RL
 Flat 9 Helder Court Kipling Estate SE1 3RH
 Flat 8 Helder Court Kipling Estate SE1 3RH
 Unit 11 B 2 The Leathermarket SE1 3ER
 Unit 11 3 2 The Leathermarket SE1 3ER
 Unit 10 2 The Leathermarket SE1 3ER
 Flat 8 Coach House Mews SE1 4PP
 Flat 7 Coach House Mews SE1 4PP
 Flat 6 Coach House Mews SE1 4PP
 26 Leathermarket Street London SE1 3HN
 The Tannery The Leathermarket SE1 3ER
 Recording Studio Coach House Mews SE1 4PR
 Office Unit Coach House Mews SE1 4PR
 Unit 12 1 1 The Leathermarket SE1 3ER
 Unit 17 G The Leathermarket SE1 3HN
 Unit 13 2 1 The Leathermarket SE1 3ER
 Unit 13 1 3 The Leathermarket SE1 3ER
 Unit 4 2 1 The Leathermarket SE1 3ER
 Unit 3 1 2 The Leathermarket SE1 3ER
 Unit 3 1 1 The Leathermarket SE1 3ER
 Unit 13 1 2 The Leathermarket SE1 3ER
 Unit 12 B 1 The Leathermarket SE1 3ER
 Unit 12 3 2 The Leathermarket SE1 3ER
 Unit 12 2 1 The Leathermarket SE1 3ER
 Unit 13 1 1 The Leathermarket SE1 3ER
 Unit 12 B 3 The Leathermarket SE1 3ER
 Unit 12 B 2 The Leathermarket SE1 3ER
 Unit 8 B 4 The Leathermarket SE1 3ER
 Unit 8 B 1 The Leathermarket SE1 3ER
 210-216 Long Lane London SE1 4QB
 Unit 8 B 2 The Leathermarket SE1 3ER
 Unit 8 B 6 The Leathermarket SE1 3ER
 Unit 8 B 5 The Leathermarket SE1 3ER
 Unit 8 B 3 The Leathermarket SE1 3ER
 Unit 8 B 7 The Leathermarket SE1 3ER
 5 Vesta Court City Walk SE1 3BP
 4 Vesta Court City Walk SE1 3BP
 3 Vesta Court City Walk SE1 3BP
 201 Vesta Court City Walk SE1 3BP
 7 Vesta Court City Walk SE1 3BP
 6 Vesta Court City Walk SE1 3BP
 2 Vesta Court City Walk SE1 3BP
 Apartment 13 208 Long Lane SE1 4QB
 Apartment 5 208 Long Lane SE1 4QB
 Apartment 12 208 Long Lane SE1 4QB
 1 Vesta Court City Walk SE1 3BP
 Apartment 6 208 Long Lane SE1 4QB
 Unit L F 3 7 The Leathermarket SE1 3ER
 Unit L F 3 6 The Leathermarket SE1 3ER
 Unit L F 3 5 The Leathermarket SE1 3ER
 Unit L F B 1 The Leathermarket SE1 4XE
 Unit L F 3 9 The Leathermarket SE1 3ER
 Unit L F 3 8 The Leathermarket SE1 3ER
 Unit L F 3 4 The Leathermarket SE1 4XE
 Unit L F 3 10 The Leathermarket SE1 3ER
 Unit L F 3 1 The Leathermarket SE1 3ER
 Unit L F 2 5 The Leathermarket SE1 3ER
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 Unit L F 3 11 The Leathermarket SE1 3ER
 Unit L F B 2 The Leathermarket SE1 3ER
 Units L F G 1 And L F G 1 A The Leathermarket SE1 3ER
 Units 9 3 1 To 9 3 3 The Leathermarket SE1 3HU
 Unit 4 G 1 The Leathermarket SE1 3ER
 Units Tr 2 1 To Tr 2 3 Trowbray House SE1 3QB
 Unit Tr B 4 Trowbray House SE1 3QB
 Units L F G 2 And L F G 4 And L F G 6 The Leathermarket SE1 3ER
 Unit 13 B The Leathermarket SE1 3ER
 Unit L F G 3 The Leathermarket SE1 3ER
 Unit L F B 4 The Leathermarket SE1 3ER
 Unit L F B 3 The Leathermarket SE1 3ER
 Units 10 B And 10 G The Leathermarket SE1 3ER
 Unit L F G 7 The Leathermarket SE1 3ER
 Unit L F G 5 The Leathermarket SE1 3ER
 510 Antonine Heights City Walk SE1 3DB
 Flat 66 197 Long Lane SE1 4PD
 Flat 65 197 Long Lane SE1 4PD
 Flat 64 197 Long Lane SE1 4PD
 Unit 4 1 1 The Leathermarket SE1 3ER
 Unit 11 G 1 The Leathermarket SE1 3ER
 Unit 11 B 1 The Leathermarket SE1 3ER

Flat 12 Simla House Kipling Estate SE1 3RL
 Flat 11 Simla House Kipling Estate SE1 3RL
 Flat 10 Simla House Kipling Estate SE1 3RL
 Flat 2 Dunkirk House SE1 4BT
 61 Burwash House Kipling Estate Weston Street SE1 3RP
 60 Burwash House Kipling Estate Weston Street SE1 3RP
 59 Burwash House Kipling Estate Weston Street SE1 3RP
 64 Burwash House Kipling Estate Weston Street SE1 3RP
 63 Burwash House Kipling Estate Weston Street SE1 3RP
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 71 Burwash House Kipling Estate Weston Street SE1 3RP
 70 Burwash House Kipling Estate Weston Street SE1 3RP
 69 Burwash House Kipling Estate Weston Street SE1 3RP
 52 Burwash House Kipling Estate Weston Street SE1 3RP
 Store Elim Estate SE1 4XE
 134 Weston Street London SE1 4XE
 Unit Tr G3 Trowbray House SE1 3QB
 Unit Tr 1 2 Trowbray House SE1 3QB
 Unit Tr B 3 Trowbray House SE1 3QB
 Unit Tr B 2 Trowbray House SE1 3QB
 Unit Tr G2 Trowbray House SE1 3QB
 Unit Tr G1 Trowbray House SE1 3QB
 Unit Tr 1 1 Trowbray House SE1 3QB
 50 Burwash House Kipling Estate Weston Street SE1 3RP
 42 Burwash House Kipling Estate Weston Street SE1 3RP
 49 Burwash House Kipling Estate Weston Street SE1 3RP
 44 Burwash House Kipling Estate Weston Street SE1 3RP
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 9 Burwash House Kipling Estate Weston Street SE1 3RW
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 7 Burwash House Kipling Estate Weston Street SE1 3RW
 Flat 66 Simla House Kipling Estate SE1 3RN
 Flat 65 Simla House Kipling Estate SE1 3RN
 Flat 64 Simla House Kipling Estate SE1 3RN
 6 Burwash House Kipling Estate Weston Street SE1 3RW
 37 Burwash House Kipling Estate Weston Street SE1 3RW
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 38 Burwash House Kipling Estate Weston Street SE1 3RW
 Flat 67 Simla House Kipling Estate SE1 3RN
 Flat 77 Simla House Kipling Estate SE1 3RN
 Flat 76 Simla House Kipling Estate SE1 3RN
 Flat 75 Simla House Kipling Estate SE1 3RN
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 Flat 68 Simla House Kipling Estate SE1 3RN
 Flat 73 Simla House Kipling Estate SE1 3RN
 Flat 72 Simla House Kipling Estate SE1 3RN
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 Flat 63 197 Long Lane SE1 4PD
 Flat 59 197 Long Lane SE1 4PD
 Flat 58 197 Long Lane SE1 4PD
 Flat 57 197 Long Lane SE1 4PD
 Flat 62 197 Long Lane SE1 4PD
 Flat 61 197 Long Lane SE1 4PD
 Flat 60 197 Long Lane SE1 4PD
 Unit 11 1 1 The Leathermarket SE1 3ER
 Flat 8 195 Long Lane SE1 4PD
 Flat 7 195 Long Lane SE1 4PD
 Flat 6 195 Long Lane SE1 4PD
 Flat 11 195 Long Lane SE1 4PD
 Flat 10 195 Long Lane SE1 4PD
 Flat 9 195 Long Lane SE1 4PD
 Flat 5 195 Long Lane SE1 4PD
 Flat 1 195 Long Lane SE1 4PD
 Think Apartment Hotel 201-211 Long Lane SE1 3TQ
 Flat 4 195 Long Lane SE1 4PD
 Flat 3 195 Long Lane SE1 4PD
 Flat 2 195 Long Lane SE1 4PD
 Flat 56 197 Long Lane SE1 4PD
 Flat 38 197 Long Lane SE1 4PD
 Flat 37 197 Long Lane SE1 4PD
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 Flat 31 197 Long Lane SE1 4PD
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 Flat 46 197 Long Lane SE1 4PD
 Flat 16 Tangerine House SE1 4XE
 Flat 15 Tangerine House SE1 4XE
 Flat 14 Tangerine House SE1 4XE
 Unit 9 B 2 The Leathermarket SE1 3ER
 Unit 9 B 1 The Leathermarket SE1 3ER
 Flat 17 Tangerine House SE1 4XE
 Flat 13 Tangerine House SE1 4XE
 Flat 9 Tangerine House SE1 4XE
 Flat 8 Tangerine House SE1 4XE
 Flat 7 Tangerine House SE1 4XE
 Flat 12 Tangerine House SE1 4XE
 Flat 11 Tangerine House SE1 4XE
 Flat 10 Tangerine House SE1 4XE
 Unit 1 193 Long Lane SE1 4PD
 Unit 1 1 4 The Leathermarket SE1 3ER
 Unit 1 1 3 The Leathermarket SE1 3ER
 Unit 1 1 2 The Leathermarket SE1 3ER
 Unit 1 2 2 The Leathermarket SE1 3ER
 Unit 1 2 1 The Leathermarket SE1 3ER
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 Unit 1 1 1 The Leathermarket SE1 3ER
 Ground Floor 197 Long Lane SE1 4PD
 Unit 2 193 Long Lane SE1 4PD
 Unit 2 1 1 The Leathermarket SE1 3ER
 Unit 1 G 2 The Leathermarket SE1 3ER
 Unit 1 2 3 The Leathermarket SE1 3ER
 Flat 6 Tangerine House SE1 4XE
 Unit 5 G 1 The Leathermarket SE1 3ER
 Unit 5 2 1 The Leathermarket SE1 3ER
 Unit 5 1 2 The Leathermarket SE1 3ER
 Unit 5 2 2 The Leathermarket SE1 3ER

34 Burwash House Kipling Estate Weston Street SE1 3RW
 18 Burwash House Kipling Estate Weston Street SE1 3RW
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 26 Burwash House Kipling Estate Weston Street SE1 3RW
 25 Burwash House Kipling Estate Weston Street SE1 3RW
 37 Elim Estate Weston Street SE1 4BZ
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 47 Elim Estate Weston Street SE1 4DA
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 45 Elim Estate Weston Street SE1 4DA
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 Flat 11 Kemsing House SE1 4BX
 Flat 10 Kemsing House SE1 4BX
 Flat 1 Kemsing House SE1 4BX
 Flat 14 Kemsing House SE1 4BX
 Flat 13 Kemsing House SE1 4BX
 Flat 12 Kemsing House SE1 4BX
 Flat 9 Dunkirk House SE1 4BT
 Flat 5 Dunkirk House SE1 4BT
 Flat 4 Dunkirk House SE1 4BT
 Flat 3 Dunkirk House SE1 4BT
 Flat 8 Dunkirk House SE1 4BT
 Flat 7 Dunkirk House SE1 4BT
 Flat 6 Dunkirk House SE1 4BT
 Flat 15 Kemsing House SE1 4BX
 23 Elim Estate Weston Street SE1 4BZ
 22 Elim Estate Weston Street SE1 4BZ
 Flat 9 Kemsing House SE1 4BX
 26 Elim Estate Weston Street SE1 4BZ
 25 Elim Estate Weston Street SE1 4BZ
 24 Elim Estate Weston Street SE1 4BZ
 Flat 8 Kemsing House SE1 4BX
 Flat 4 Kemsing House SE1 4BX
 Flat 3 Kemsing House SE1 4BX
 Unit 5 G 3 The Leathermarket SE1 3ER
 Unit 5 G 2 The Leathermarket SE1 3ER
 Unit 5 1 1 The Leathermarket SE1 3ER
 Flat 14 195 Long Lane SE1 4PD
 Flat 13 195 Long Lane SE1 4PD
 Flat 12 195 Long Lane SE1 4PD
 Flat 1202 Antonine Heights SE1 3DF
 Flat 1201 Antonine Heights SE1 3DF
 Flat 15 195 Long Lane SE1 4PD
 Flat 2 Tangerine House SE1 4XE
 Flat 1 Tangerine House SE1 4XE
 Flat 5 Tangerine House SE1 4XE
 Flat 4 Tangerine House SE1 4XE
 Flat 3 Tangerine House SE1 4XE
 Flat 23 Tangerine House SE1 4BS
 Flat 19 Tangerine House SE1 4BS
 Flat 18 Tangerine House SE1 4BS
 Flat 22 Tangerine House SE1 4BS
 Flat 21 Tangerine House SE1 4BS
 Flat 20 Tangerine House SE1 4BS
 1006 Antonine Heights City Walk SE1 3DF
 1005 Antonine Heights City Walk SE1 3DF
 1004 Antonine Heights City Walk SE1 3DF
 1102 Antonine Heights City Walk SE1 3DF
 1101 Antonine Heights City Walk SE1 3DF
 1003 Antonine Heights City Walk SE1 3DF
 905 Antonine Heights City Walk SE1 3DF
 904 Antonine Heights City Walk SE1 3DF
 903 Antonine Heights City Walk SE1 3DF
 1002 Antonine Heights City Walk SE1 3DF
 1001 Antonine Heights City Walk SE1 3DF
 906 Antonine Heights City Walk SE1 3DF
 101 Athena Court City Walk SE1 3EN
 5 Athena Court City Walk SE1 3EN
 3 Athena Court City Walk SE1 3EN
 105 Athena Court City Walk SE1 3EN
 104 Athena Court City Walk SE1 3EN
 102 Athena Court City Walk SE1 3EN
 2 Athena Court City Walk SE1 3EN
 Apartment 1 208 Long Lane SE1 4QB
 Unit Tr 3 01 Trowbray House SE1 3QB
 Fourth Floor Lafone House SE1 3HN
 1 Athena Court City Walk SE1 3EN
 Apartment 7 208 Long Lane SE1 4QB
 902 Antonine Heights City Walk SE1 3DF
 610 Antonine Heights City Walk SE1 3DF
 609 Antonine Heights City Walk SE1 3DF
 608 Antonine Heights City Walk SE1 3DF
 703 Antonine Heights City Walk SE1 3DF
 702 Antonine Heights City Walk SE1 3DF
 701 Antonine Heights City Walk SE1 3DF
 607 Antonine Heights City Walk SE1 3DF
 603 Antonine Heights City Walk SE1 3DF
 602 Antonine Heights City Walk SE1 3DF
 601 Antonine Heights City Walk SE1 3DF
 606 Antonine Heights City Walk SE1 3DF
 605 Antonine Heights City Walk SE1 3DF
 604 Antonine Heights City Walk SE1 3DF
 704 Antonine Heights City Walk SE1 3DF
 804 Antonine Heights City Walk SE1 3DF
 803 Antonine Heights City Walk SE1 3DF
 802 Antonine Heights City Walk SE1 3DF
 901 Antonine Heights City Walk SE1 3DF
 806 Antonine Heights City Walk SE1 3DF
 805 Antonine Heights City Walk SE1 3DF
 801 Antonine Heights City Walk SE1 3DF
 707 Antonine Heights City Walk SE1 3DF
 706 Antonine Heights City Walk SE1 3DF
 705 Antonine Heights City Walk SE1 3DF
 710 Antonine Heights City Walk SE1 3DF
 709 Antonine Heights City Walk SE1 3DF
 708 Antonine Heights City Walk SE1 3DF
 Flat 11 197 Long Lane SE1 4PD
 Flat 10 197 Long Lane SE1 4PD
 Flat 9 197 Long Lane SE1 4PD
 Flat 14 197 Long Lane SE1 4PD
 Flat 13 197 Long Lane SE1 4PD
 Flat 12 197 Long Lane SE1 4PD
 Flat 8 197 Long Lane SE1 4PD

Flat 2 Kemsing House SE1 4BX
 Flat 7 Kemsing House SE1 4BX
 Flat 6 Kemsing House SE1 4BX
 Flat 5 Kemsing House SE1 4BX
 160-162 Long Lane London SE1 4BS
 156 Long Lane London SE1 4BS
 Management Office 169 Long Lane SE1 4PN
 154 Long Lane London SE1 4BS
 7 Wilds Rents London SE1 4QG
 126a Weston Street London SE1 4XE
 124a Weston Street London SE1 4XE
 122a Weston Street London SE1 4XE
 158 Long Lane London SE1 4BS
 171 Long Lane London SE1 4PN
 2-6 Wilds Rents London SE1 4QG
 175 Long Lane London SE1 4PN
 Ground Floor Flat 132 Weston Street SE1 4XE
 Flat 5 Coach House Mews SE1 4PP
 First Floor Flat 132 Weston Street SE1 4XE
 Unit Tr B 1 Trowbray House SE1 3QB
 Second Floor Flat 132 Weston Street SE1 4XE
 Ground Floor Unit 1 Coach House Mews SE1 4PR
 First Floor Unit 1 Coach House Mews SE1 4PR
 3 Graduate Place London SE1 4QH
 2 Graduate Place London SE1 4QH
 1 Graduate Place London SE1 4QH
 6 Graduate Place London SE1 4QH
 5 Graduate Place London SE1 4QH
 4 Graduate Place London SE1 4QH
 82 Elim Estate Weston Street SE1 4DB
 64 Elim Estate Weston Street SE1 4DA
 63 Elim Estate Weston Street SE1 4DA
 62 Elim Estate Weston Street SE1 4DA
 67 Elim Estate Weston Street SE1 4DA
 66 Elim Estate Weston Street SE1 4DA
 65 Elim Estate Weston Street SE1 4DA
 61 Elim Estate Weston Street SE1 4DA
 57 Elim Estate Weston Street SE1 4DA
 56 Elim Estate Weston Street SE1 4DA
 55 Elim Estate Weston Street SE1 4DA
 60 Elim Estate Weston Street SE1 4DA
 59 Elim Estate Weston Street SE1 4DA
 58 Elim Estate Weston Street SE1 4DA
 68 Elim Estate Weston Street SE1 4DA
 78 Elim Estate Weston Street SE1 4DB
 77 Elim Estate Weston Street SE1 4DB
 76 Elim Estate Weston Street SE1 4DB
 81 Elim Estate Weston Street SE1 4DB
 80 Elim Estate Weston Street SE1 4DB
 79 Elim Estate Weston Street SE1 4DB
 75 Elim Estate Weston Street SE1 4DB
 71 Elim Estate Weston Street SE1 4DA
 70 Elim Estate Weston Street SE1 4DA
 69 Elim Estate Weston Street SE1 4DA
 74 Elim Estate Weston Street SE1 4DB
 73 Elim Estate Weston Street SE1 4DB
 72 Elim Estate Weston Street SE1 4DA
 305 Vesta Court City Walk SE1 3BP
 304 Vesta Court City Walk SE1 3BP
 116 Vesta Court City Walk SE1 3BP
 308 Vesta Court City Walk SE1 3BP
 307 Vesta Court City Walk SE1 3BP
 306 Vesta Court City Walk SE1 3BP
 115 Vesta Court City Walk SE1 3BP
 111 Vesta Court City Walk SE1 3BP
 110 Vesta Court City Walk SE1 3BP
 109 Vesta Court City Walk SE1 3BP
 114 Vesta Court City Walk SE1 3BP
 113 Vesta Court City Walk SE1 3BP
 112 Vesta Court City Walk SE1 3BP
 309 Vesta Court City Walk SE1 3BP
 409 Vesta Court City Walk SE1 3BP
 408 Vesta Court City Walk SE1 3BP
 407 Vesta Court City Walk SE1 3BP
 3 Antonine Heights City Walk SE1 3DB
 2 Antonine Heights City Walk SE1 3DB
 1 Antonine Heights City Walk SE1 3DB
 406 Vesta Court City Walk SE1 3BP
 402 Vesta Court City Walk SE1 3BP
 Flat 4 197 Long Lane SE1 4PD
 Flat 3 197 Long Lane SE1 4PD
 Flat 2 197 Long Lane SE1 4PD
 Flat 7 197 Long Lane SE1 4PD
 Flat 6 197 Long Lane SE1 4PD
 Flat 5 197 Long Lane SE1 4PD
 Flat 15 197 Long Lane SE1 4PD
 Flat 25 197 Long Lane SE1 4PD
 Flat 24 197 Long Lane SE1 4PD
 Flat 23 197 Long Lane SE1 4PD
 Flat 28 197 Long Lane SE1 4PD
 Flat 27 197 Long Lane SE1 4PD
 Flat 26 197 Long Lane SE1 4PD
 Flat 22 197 Long Lane SE1 4PD
 Flat 18 197 Long Lane SE1 4PD
 Flat 17 197 Long Lane SE1 4PD
 Flat 16 197 Long Lane SE1 4PD
 Flat 21 197 Long Lane SE1 4PD
 Flat 20 197 Long Lane SE1 4PD
 Flat 19 197 Long Lane SE1 4PD
 Flat 1 197 Long Lane SE1 4PD
 Apartment 4 208 Long Lane SE1 4QB
 Apartment 10 208 Long Lane SE1 4QB
 404 Athena Court City Walk SE1 3EN
 103 Athena Court City Walk SE1 3EN
 4 Athena Court City Walk SE1 3EN
 401 Athena Court City Walk SE1 3EN
 403 Athena Court City Walk SE1 3EN
 205 Athena Court City Walk SE1 3EN
 204 Athena Court City Walk SE1 3EN
 202 Athena Court City Walk SE1 3EN
 304 Athena Court City Walk SE1 3EN
 Flat 30 Simla House Kipling Estate SE1 3RL
 Flat 3 Simla House Kipling Estate SE1 3RL
 Flat 26 Simla House Kipling Estate SE1 3RL
 Flat 22 Simla House Kipling Estate SE1 3RL
 Flat 21 Simla House Kipling Estate SE1 3RL
 Flat 20 Simla House Kipling Estate SE1 3RL
 Flat 25 Simla House Kipling Estate SE1 3RL
 Flat 24 Simla House Kipling Estate SE1 3RL
 Flat 23 Simla House Kipling Estate SE1 3RL
 Flat 32 Simla House Kipling Estate SE1 3RL
 Flat 7 Simla House Kipling Estate SE1 3RL
 Flat 6 Simla House Kipling Estate SE1 3RL
 Flat 5 Simla House Kipling Estate SE1 3RL
 Flat 39 Simla House Kipling Estate SE1 3RH
 Flat 9 Simla House Kipling Estate SE1 3RL
 Flat 8 Simla House Kipling Estate SE1 3RL
 Flat 4 Simla House Kipling Estate SE1 3RL
 Flat 35 Simla House Kipling Estate SE1 3RL
 Flat 34 Simla House Kipling Estate SE1 3RL
 Flat 33 Simla House Kipling Estate SE1 3RL
 Flat 38 Simla House Kipling Estate SE1 3RL
 Flat 37 Simla House Kipling Estate SE1 3RL
 Flat 36 Simla House Kipling Estate SE1 3RL
 Flat 2 Simla House Kipling Estate SE1 3RL
 Flat 3 Helder Court Kipling Estate SE1 3RH
 Flat 20 Helder Court Kipling Estate SE1 3RH
 Flat 2 Helder Court Kipling Estate SE1 3RH
 Flat 6 Helder Court Kipling Estate SE1 3RH
 Flat 5 Helder Court Kipling Estate SE1 3RH
 Flat 4 Helder Court Kipling Estate SE1 3RH
 Flat 19 Helder Court Kipling Estate SE1 3RH
 Flat 15 Helder Court Kipling Estate SE1 3RH
 Flat 14 Helder Court Kipling Estate SE1 3RH
 Flat 13 Helder Court Kipling Estate SE1 3RH
 Flat 18 Helder Court Kipling Estate SE1 3RH
 Flat 17 Helder Court Kipling Estate SE1 3RH
 Flat 16 Helder Court Kipling Estate SE1 3RH
 Flat 7 Helder Court Kipling Estate SE1 3RH
 Flat 16 Simla House Kipling Estate SE1 3RL
 Flat 15 Simla House Kipling Estate SE1 3RL
 Flat 14 Simla House Kipling Estate SE1 3RL
 302 Athena Court City Walk SE1 3EN
 301 Athena Court City Walk SE1 3EN
 201 Athena Court City Walk SE1 3EN
 Apartment 8 208 Long Lane SE1 4QB
 Apartment 3 208 Long Lane SE1 4QB
 Apartment 2 208 Long Lane SE1 4QB

401 Vesta Court City Walk SE1 3BP
 310 Vesta Court City Walk SE1 3BP
 405 Vesta Court City Walk SE1 3BP
 404 Vesta Court City Walk SE1 3BP
 403 Vesta Court City Walk SE1 3BP
 108 Vesta Court City Walk SE1 3BP
 211 Vesta Court City Walk SE1 3BP
 210 Vesta Court City Walk SE1 3BP
 209 Vesta Court City Walk SE1 3BP
 214 Vesta Court City Walk SE1 3BP
 213 Vesta Court City Walk SE1 3BP
 212 Vesta Court City Walk SE1 3BP
 208 Vesta Court City Walk SE1 3BP
 204 Vesta Court City Walk SE1 3BP
 203 Vesta Court City Walk SE1 3BP
 202 Vesta Court City Walk SE1 3BP
 207 Vesta Court City Walk SE1 3BP
 206 Vesta Court City Walk SE1 3BP
 205 Vesta Court City Walk SE1 3BP
 215 Vesta Court City Walk SE1 3BP
 104 Vesta Court City Walk SE1 3BP
 103 Vesta Court City Walk SE1 3BP
 102 Vesta Court City Walk SE1 3BP

Apartment 9 208 Long Lane SE1 4QB
 Apartment 14 208 Long Lane SE1 4QB
 305 Athena Court City Walk SE1 3EN
 303 Athena Court City Walk SE1 3EN
 203 Athena Court City Walk SE1 3EN
 Apartment 11 208 Long Lane SE1 4QB
 405 Athena Court City Walk SE1 3EN
 402 Athena Court City Walk SE1 3EN
 Third Floor Flat 197 Long Lane
 Longweston Property Ltd By Email
 By Eform
 Unit 5, 20-30 Wild's Rents, London SE1 4QG
 Flat 16, Tangerine House 119 Weston Street SE1 4XE
 19 The Valentine 117 Weston Street SE1 4GR
 18 The Valentine 117 Weston Street London SE1 4GR
 6 The Valentine 117 Weston Street
 Apartment 10 - The Valentine 117 Weston Street SE14GR
 Apartment 1 117 Weston Street SE1 4GR
 Apt 16 Valentine 117 Weston St SE1 4GR
 Flat 17 Tangerine House 119 Weston Street SE1 4XE
 Flat 11 Tangerine House Weston Street SE14XE
 11 Avenue Road Stratford Upon Avon CV37 6UW
 703 Antonine Heights City Walk SE1 3DF

Re-consultation: 25/07/2016

APPENDIX 2**Consultation responses received****Internal services**

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency
 Historic England
 London Fire and Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region and South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable and non-referable app notifications and pre-apps)

Neighbours and local groups

Apartment 1 117 Weston Street SE1 4GR
 Apartment 10 - The Valentine 117 Weston Street SE1 4GR
 Apt 16 Valentine 117 Weston Street SE1 4GR
 Email representation
 Flat 11 Tangerine House Weston Street SE1 4XE
 Flat 13 Tangerine House SE1 4XE
 Flat 16, Tangerine House 119 Weston Street SE1 4XE
 Flat 16, Tangerine House 119 Weston Street SE1 4XE
 Flat 17 Tangerine House 119 Weston Street SE1 4XE
 Flat 3 Tangerine House SE1 4XE
 Flat 63 197 Long Lane SE1 4PD
 Unit 5, 20-30 Wild's Rents, London SE1 4QG
 11 Avenue Road Stratford Upon Avon CV37 6UW
 18 The Valentine 117 Weston Street London SE1 4GR
 19 The Valentine 117 Weston Street SE1 4GR
 703 Antonine Heights City Walk SE1 3DF
 703 Antonine Heights City Walk SE1 3GF

APPENDIX 3**Human Rights Considerations**

This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Peveril Securities Long Lane Ltd	Reg. Number	15/AP/4072
Application Type	Full Planning Permission	Case Number	TP/214-118
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of site to provide a part 6, part 7 and part 8 storey building comprising commercial units at ground and mezzanine level (Use Class B1) with 94 residential units above (Use Class C3) (39 x 1 bed, 39 x 2 bed and 16 x 3 bed), associated car and cycle parking, landscaping, gymnasium, podium garden at first floor level and other associated works.

At: 175-179 LONG LANE, LONDON, SE1 4PN

In accordance with application received on 08/10/2015 08:01:24

and Applicant's Drawing Nos. 100 Location Plan

101 RevC Ground Floor Plan
 102 RevC - Mezzanine Floor Plan
 103 RevB - First Floor Plan
 104 RevB - Second Floor Plan
 105 RevB - Third Floor Plan
 106 RevB - Fourth Floor Plan
 107 RevC - Fifth Floor Plan
 108 RevC - Sixth Floor Plan
 110 Rev C - Roof Plan
 111 Rev E - Elevations (1 Of 3)
 112 Rev D - Elevations (2 Of 3)
 113 Rev D - Elevations (3 Of 3)

Planning Statement
 Revised Daylight and Sunlight Assessment
 Transport Statement
 Landscape Strategy Rev 12
 Written Scheme Of Investigation For An Archaeological Evaluation
 Noise Impact Assessment
 Travel Plan
 Historic Environment Assessment
 Environmental Management Plan
 CIL Liability Form
 Revised Outline Energy Statement
 Design and Access Statement including Appendices
 Revised Area Schedule
 Revised Ancillary Area Schedule
 Air Quality Assessment
 Flood Risk Assessment
 Draft Heads of Terms
 Preliminary ecological appraisal & bat scoping survey

Subject to the following thirty-five conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

100 Location Plan
 101 RevC Ground Floor Plan
 102 RevC - Mezzanine Floor Plan
 103 RevB - First Floor Plan
 104 RevB - Second Floor Plan
 105 RevB - Third Floor Plan
 106 RevB - Fourth Floor Plan
 107 RevC - Fifth Floor Plan
 108 RevC - Sixth Floor Plan
 110 Rev C - Roof Plan
 111 Rev E - Elevations (1 Of 3)
 112 Rev D - Elevations (2 Of 3)
 113 Rev D - Elevations (3 Of 3)

Reason:

For the avoidance of doubt and in the interests of proper planning.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Environmental Management/Construction Management Plan
 All construction work shall be undertaken in strict accordance with the Environmental Management/Construction Management Plan approved under planning reference 15/AP/3763 and dated 11/11/2015, unless otherwise agreed in writing by the Local Planning Authority (in conjunction with TfL) .

Reason:

To ensure that the impact of the demolition and construction works on the safe operation of the surrounding highway network and on the general amenity of the locality is minimised as far as possible in accordance with strategic policies 2 (Sustainable transport) and 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policies 3.2 (Protection of amenity) and 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007) and the National Planning Policy Framework (2012).

- 4 The applicant shall secure the implementation of a programme of archaeological mitigation works (watching brief and excavation) in accordance with the written scheme of investigation approved under reference 15/AP/4172 dated 16/12/2015.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 Archaeology - Foundation design
 Before any ground works hereby authorised begin, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to, and be approved in writing by, the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with section 12 of the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.19 (Archaeology) of the

Southwark Unitary Development Plan (2007).

6 Tree protection measures

Before any work hereby authorised begins, the existing trees on Long Lane adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

7 Surface water drainage scheme

The development permitted by this planning permission shall not commence until a surface water drainage strategy for the site, based on sustainable drainage principles, where possible, and on an assessment of the hydrological and hydrogeological context of the site, has been submitted to, and approved in writing by, the Local Planning Authority. The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates, in line with the policy 5.13 of the London Plan (2015).

Reason:

To reduce the impact of flooding both to and from the development and third parties in accordance with the National Planning Policy Framework (2012), policy 5.13 (Sustainable Drainage) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007).

8 Contaminated land - Part 1

The development approved by this planning permission shall take place in accordance with the Phase 2 Geo-Environmental Assessment Report by MLM Consulting dated June 2015 and approved by the Local Planning Authority on 03 March 2016 (ref 15/AP/4403) and the Remediation Strategy and Verification Plan by MLM Environmental Dated March 2016 and approved by Local Planning Authority on 31/05/2016 (ref 16/AP/1318).

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

For the protection of controlled waters as the site is located over a secondary aquifer and therefore to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

9 Accessible/Adaptable/Wheelchair-user Dwellings

Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

M4(2) - (Accessible and Adaptable Dwellings)

1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 3-11, 3-12, 3-14, 3-15, 4-11, 4-14, 1-21, 1-22, 1-23, 1-24, 1-25, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 3-21, 3-22, 3-23, 3-24, 3-25, 4-21, 4-22, 4-23, 4-24, 1-31, 1-32, 1-33, 1-34, 1-35, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 3-31, 3-32, 3-33, 3-34, 3-35, 4-31, 4-32, 4-33, 4-34, 4-35, 1-41, 1-42, 1-43, 1-44, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 3-41, 3-42, 3-43, 4-41, 4-42, 4-43, 4-44, 1-51, 1-52, 1-53, 1-54, 2-51, 2-52, 2-54, 2-55, 2-61,

M4(3)(2)(a) - Wheelchair Adaptable

2-17, 2-27, 2-37, 2-47, 2-53, 2-56

M4(3)(2)(b) - Wheelchair Accessible

3-13, 4-12, 4-13

Reason:

To ensure the development complies with strategic policy 5 (Providing new homes) of the Southwark Core Strategy (2011) and policy 3.8 (Housing choice) of the London Plan (2015).

10 Visibility splays/sightlines

The development hereby authorised shall be carried out in accordance with details of the vehicle and pedestrian accesses to the site and premises, including full details of the visibility splays, approved in writing by, the Local Planning Authority, under planning reference 16/AP/2628 and dated 17/08/2016.

Reason:

To ensure that the proposal will not compromise highway safety in accordance with saved policy 5.2 (Transport Impacts) of The Southwark Plan (2007).

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

11 Plant Noise

Before any above grade work on the development hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with policies 7.6 (Architecture) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007) and the Council's adopted Supplementary Planning Document: Residential Design Standards (2015).

12 Bird and bat boxes

Details of swift nesting boxes / bricks shall be submitted to, and approved in writing by, the Local Planning Authority prior to any superstructure works commencing on site.

No less than 6 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition is in two parts. Partial discharge will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans. Full discharge will be granted once the nest/roost features are installed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the nest/roost features and record the locations for monitoring purposes.

Reason:

To ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with strategic policy 11 (Open spaces and wildlife) of the Southwark Core Strategy (2011) and saved policy 3.28 (Biodiversity) of the Southwark Plan (2007).

13 Cycle Storage (Residential and visitor parking)

Before the any above grade work begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted to, and approved in writing by, the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential and commercial cycle stores and visitor cycle parking.

The cycle parking facilities shall be provided prior to the first occupation of the relevant part of the development and thereafter shall be retained and the space used for no other purpose and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

14 Design - Materials

Before any above grade work on the development hereby authorised begins samples of all external facing materials to buildings, including sample panels showing bonding and mortar detailing, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority, and thereafter the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

15 Design - Detailed Drawings

1:5/10m section detail-drawings through:

facades;

parapets;

balconies;

heads, cills and jambs of all openings;

entrance lobbies;

roof edges;

roof mounted photo-voltaic arrays

shall be submitted to, and approved in writing by, the Local Planning Authority before any work above grade is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

16 Play Equipment

Prior to the commencement of any work above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area, and play apparatuses for under 5s, as well as play equipment for 5 to 11yrs and over 12s eg. table tennis tables, basket ball hoops, to be provided in the communal amenity areas shall be provided, and such provision as is agreed shall be made available to residents prior to the first occupation of the development.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 17 Details of the biodiversity (green/brown) roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:
 biodiversity based with extensive substrate base (depth 80-150mm);
 laid out in accordance with the sustainability statement, hereby approved; and
 planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition is in two parts. Partial discharge will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans. Full discharge will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the roof and record the habitat created.

Reason:

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with The National Planning Policy Framework (2012), policies 5.1 (Climate change mitigation), 5.3 (Sustainable design and construction), 5.10 (Urban greening), 5.11 (Green roofs and development site environs), 5.13 (Sustainable Drainage) and 7.19 (Biodiversity and access to nature) of the London Plan (2015), strategic policies 11 (Open spaces and wildlife), 12 (Design and Conservation) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity), 3.12 (Quality in Design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 18 Details of External Lighting and Security
 Details of any external lighting (including design, power and position of luminaires) and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 19 Delivery of refuse storage facilities
 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 101 RevC - Proposed Ground Floor Plan, shall be provided and made available for use by the occupiers of the residential and commercial units and the refuse storage facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2012), Strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Unitary Development Plan (2007).

- 20 Service and Delivery Management Plan
 Prior to the first occupation of any of the residential or commercial units, a Service and Delivery Management Plan (detailing how each of the uses are to be serviced including the forecast number of delivery vehicles, the nature of vehicles and where the applicant intends delivery vehicles to load/un-load from) shall be submitted to, and be approved in writing by, the Local Planning Authority. This should include details of refuse collection. The

development shall be carried out in accordance with any such approval given and the plan shall be adhered to for as long as the development is occupied.

Reason:

To ensure compliance with Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

21 Contaminated Land - Part 3

Prior to the first occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and that the environmental risks have been satisfactorily managed so that the site is deemed suitable for use so as to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

22 Prior to the first occupation of any part of the development hereby permitted the following environmental sustainability features, as set out in the application, shall be installed and thereafter retained for the lifetime of the development.

A roof-mounted 54Kwp Photo-Voltaic panel array

A district heating system employing gas-fired Combined Heat and Power technology

A Mechanical Ventilation with Heat Recovery system

Energy saving light fittings to both residential and commercial units and ancillary areas, e.g., CFL (Compact Fluorescent Lamp) and/or LED (Light Emitting Diode) light-fittings

Reason:

To ensure that the development provides the environmental sustainability features that were specified in the energy strategy for the application so as to deliver compliance with section 10 of the National Planning Policy Framework (2012), policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable design and construction) of the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.4 (Energy efficiency) of the Southwark Unitary Development Plan (2007).

23 Door access control system

No part of the development shall be occupied until a communal door access control system incorporating audible and visual verification has been provided in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason:

In the interests of safety, crime prevention and the amenity of future occupiers of the development in accordance with the National Planning Policy Framework (2012), policy 7.14 (Design out crime) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policy 3.14 (Designing out crime) of the Southwark Unitary Development Plan (2007).

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

24 Delivery and retention of accessible car parking spaces

Prior to occupation any of the residential units hereby approved, the 9 wheelchair accessible residential parking spaces as shown on the drawing referenced 101 RevC Proposed Ground Floor Plan hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is

occupied.

Reason:

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

25 CPZ Exemption

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any of the controlled parking zones in Southwark in which the application site is situated or any neighbouring CPZ's.

Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

26 Restriction of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no B Class employment accommodation shall be converted to C3 Class residential accommodation without the prior written approval of the Local Planning Authority.

Reason:

To safeguard employment land and quality of residential accommodation in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007.

27 Residential standard- internal noise levels

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms- 30dB LAeq, T * and 45dB LAFmax

Living rooms- 30dB LAeq, T**

*- Night-time 8 hours between 23:00-07:00

**Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2015), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 4.2. (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007).

28 Access to communal courtyard garden

All residents within the development shall have equal access to the proposed communal amenity area at first floor (podium) level, as shown on the approved drawing referenced 103 Rev B Proposed First Floor Plan.

Reason:

In accordance with Strategic Policy 5 'Providing New Homes' of the Core Strategy (2011), saved Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (2007) and in accordance with guidance as set out in the Residential Design Guidelines SPD (2011).

29 Implementation in accordance with Flood Risk Assessment (Mitigation Strategy)

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RMA Environmental Ltd (dated December 2013 with reference RMA-C1281) and the following mitigation measures within the FRA:
all 'more vulnerable' residential accommodation should be located at the first floor level and above, as stated in the approved FRA (Sections 2.8 and 6.5);
other flood resistant and resilient measures should be incorporated and implemented within the development, wherever possible, in accordance with the approved FRA (Sections 6.5, 6.6, 6.7 and 7.0), Approved Document Part C of the building regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' which was published by the Department for Communities and Local Government (DCLG);

A Sustainable Drainage Systems (SuDS) strategy should be implemented, incorporating the measures recommended within the approved FRA (Sections 5.0 and 6.0) which consist of the use of underground tanks to limit flows to 50% of existing rates of discharge for the 1 in 30 year and 1 in 100 year events, as outlined in the approved FRA (Section 5.1); during the detailed design stage, the possibility of adopting infiltration-based SuDS techniques should be further investigated with respect to soakage tests and groundwater contamination.

Reason:

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site and to provide safe refuge and ensure the safety of the future occupants of the proposed development in accordance with the National Planning Policy Framework (2012), policy 5.12 (Flood risk management) of the London Plan (2011), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007)

30 No Piling (without prior written consent)

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into contaminated sites'. It is noted that the Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters. So, in summary, to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.1 (Environmental effects) of the Southwark Unitary Development Plan (2007).

31 No drainage of surface water into ground (without prior written consent)

Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater, therefore to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.1 (Environmental effects) of the Southwark Unitary Development Plan (2007).

32 Contaminated land - Part 2

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters so as to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2012), policy 5.21 (Contaminated land) of

the London Plan (2015), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 33 The landscaping and planting shown on the drawings hereby approved shall be carried out in the first appropriate planting season following the completion of the building works and shall be retained for the duration of the use.

Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 34 BREEAM - Commercial Premises

i). Before any fit out works to the commercial premises hereby authorised begins within each relevant phase, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

ii). Before the first occupation of the building hereby permitted in each relevant phase, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason:

To ensure the proposal complies with Strategic Policy 13 High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 35 Archaeology - Reporting site works

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with section 12 of the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

The applicant was given the opportunity to make amendments to the application prior to the determination date.

Informative

The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer through entering into a S.278 agreement. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway. The applicant is recommended to view Appendix 4 of the Southwark Council Sustainable Transport Supplementary Planning Document.







1 : SOUTH ELEVATION (LONG LANE)



2 : WEST ELEVATION (WESTON STREET)

Item No. 7.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		To release £232,458 from the s106 agreements associated with the below developments, for the purposes of carrying out improvements to Cossall Park in Peckham	
Ward(s) or groups affected:		Nunhead	
From:		Chief Executive/Director of Planning	

RECOMMENDATION

1. That the Planning Committee agrees that the allocation of funds totalling £232,458 be released from the s106 legal agreement listed below, towards delivery of park improvements within Cossall Park, Peckham:

Permission Ref	Account No	Address	Amount
14/AP/1872	751	Former Tuke School 2 - 4 Woods Road SE15 2PX	£232,458

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Section 106 payments are secured as part of the planning permissions for the development set out in this report in order to mitigate the impact of large new developments on the local Peckham area, and provide the infrastructure and services to support large new developments.
4. The proposed project has been prepared by identifying s106 funds available in the Peckham Community Council area and matching their purposes to priority projects from the community project bank and the Peckham Parks Programme.
5. The Parks Programme has been developed to deliver a network of high quality parks and open spaces that benefit both existing and new communities as part of the regeneration of the Peckham area. To provide community resources that meet the needs of local neighbourhoods and provide parks that are safer, accessible, coherent, easy to maintain and enhance the aesthetic appeal of the area.
6. Implementation of the programme is underway with successful completion of the refurbishment of Nunhead Green.
7. This report seeks to allocate funding to support the Parks Programme, specifically the Cossall Park project in the environs of the new development at 2 - 4 Woods Road, Peckham. The proposals respond to feedback from the local community, Councillors and local partnerships that the council should take a strategic approach to bringing

separate historical s106 legal agreements together to deliver a holistic programme of public realm improvements.

8. The proposal is to allocate s106 receipts paid to the council by developers, to address shortfalls in existing investment in open spaces in the area. Whilst there is a capital budget to deliver the part of the programme, this report seeks to secure available funding to enhance the quality of park improvements and offset the negative impacts of development.
9. The Council is committed to continuing the delivery of its Parks Improvement Programme.

KEY ISSUES FOR CONSIDERATION

10. In order to match available s106 funding to priority projects in the programme, a mapping exercise was carried out to understand the distribution of unspent s106 monies by "purpose".
11. The only available s106 funding identified was from the adjacent housing development site on Woods Road.
12. The population of the Peckham area is forecast to increase with some large scale housing developments being carried out and future ones planned. It is therefore vital that investment in local parks is implemented to provide well designed and high quality open spaces for all local residents to enjoy.

Cossall Park Project: Investment in provision of sports development, children's play equipment and public realm improvements

13. Cossall Park is a local neighbourhood park, well used by local families and schools. It has received some minor investment in the last 5 years however the park suffers with deteriorating infrastructure and the lack of a coherent design.
14. An area in the northern section of the park comprises a fenced off area previously managed and used by Tuke School. The school has recently relocated nonetheless this area remains fenced off and is inaccessible to the public.
15. The existing ball court is in a substandard condition; it is surrounded by old dilapidated tall fencing and requires complete refurbishment with the possibility of relocating it to a less visually obtrusive location within the park.
16. Some items of existing play equipment are in poor condition and are at the end of their lifespan. Equipment will be reviewed and replaced with new challenging play equipment.
17. This s106 funding will be allocated to remediating and enhancing these facilities, bringing additional land into public use and working towards delivering a high quality neighbourhood park where local families will enjoy spending time and value the enhanced facilities.
18. Match funding from the Parks Capital Programme will also be allocated for improvements at Cossall Park to further enhance this important public open space, a masterplan will be created in partnership with the local community.

Funding of £400,000 will be allocated to:

- Create a welcoming and cohesive neighbourhood park for local people and schools
- Create visual links around the park by employing a coherent palette of materials, planting and signage, all aimed at improving the public realm
- Enhance circulation and access
- Ensure a balance of quality facilities for all park users including play equipment and sports provision
- Design out underused pockets which currently attract anti social activity
- Ensure improvements can be maintained within existing maintenance budgets.

Community Impact Statement

19. This project will support the council's commitment to meet the needs of Southwark's diverse community.
20. Delivering a range of environmental improvement projects that protect public open spaces and enhance the public realm, within the context of rapid development and population growth, is essential to the health and well being of residents.
21. The creation of a high quality open space will contribute to making the central Peckham area a place where people choose to live and work.

Consultation

22. The programme proposes projects which have been identified through consultation with internal and external stakeholders.
23. On-going consultation is underway for this project. This includes but is not limited to:
 - Ward Councillors
 - Cossall Park Friends Group
 - TRAs and Neighbourhood forums
 - Local residents and business owners
 - Schools.
24. Consultation will include stakeholder input into the design brief; will continue through each stage of the design process and at regular intervals during implementation.
25. A detailed consultation plan will be implemented that will involve the following:
 - Local and park based consultation events
 - Online and postal feedback forms
 - Presentations at stakeholder group meetings
 - Posters displayed at community and park notice boards

- Proposal exhibit at local TRA centres
- Regular ward councillor and Cabinet member briefings.

Resource implications

26. The project will be managed by the Parks and Leisure Service. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.
27. There are no legal or financial implications as a result of the recommendations set out in this report.

Policy implications

28. The Peckham and Nunhead Community Council area has the highest number of residents aged under 15 years in the borough.
29. Whilst it is recognised that the pressure to create new homes means that there are limited opportunities for the creation of new green spaces, Southwark's Open Space Strategy (2013) sets out the council's commitment to maintain and improve existing parks and open spaces to ensure that those that live and work in the borough experience the positive benefits associated with health and wellbeing, quality of life and cohesive communities that open spaces provide.
30. Delivering this project of open space and public realm improvements within Cossall Park will support the implementation of a number of Southwark's key strategic priorities. This includes but is not limited to the following policies:
31. The Core Strategy 2011
- *Theme 2: Making the borough a better place for people*
 - Strategic Objective 2F is to conserve and protect historic and natural places. Southwark's heritage assets and wider historic environment will be conserved and enhanced. Open spaces and biodiversity will be protected, made more accessible and improved.
 - *Theme 5: Planning for development in growth areas*
 - Strategic Objective 5A commits to developing growth areas to achieve the vision of improved places and to prioritise development in the following areas:
 - Central Activities Zone
 - Peckham and Nunhead action area
 - Old Kent Road action area.
- Strategic Policy 1: Sustainable Development
 - Strategic Policy 4: Places for learning enjoyment and healthy lifestyles
 - Strategic Policy 11: Open Spaces and Wildlife
 - Strategic Policy 12: Design and conservation.

32. Southwark's Peckham and Nunhead Area Action Plan (2014)

Sets out the council's vision for the Peckham and Nunhead area and provides a framework to guide development over the next 10 - 15 years, ensuring that regeneration is coordinated and sustainable.

33. Southwark's Open Spaces Strategy (2013)

Identifies Peckham and Nunhead as having some pockets of severe deprivation. In total the sub-area has a total of 1.1ha of park provision per 1000 population, which is above the borough average. However, this is expected to fall to 0.96ha per population by 2026 as a result of population growth.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

34. It is essential that s106 monies are spent strictly in accordance with the terms of the relevant agreement. In this case, the terms of the specific agreement for 2 – 4 Woods Road have been reviewed in order to ensure that the proposals for expenditure are in accordance with the purposes for which the identified contributions were made. It is confirmed that the proposed expenditure conforms with the terms of the agreement and also are in accordance with the tests for planning obligations as set out in regulation 122, Community Infrastructure Regulations 2010 as amended.

35. Under paragraph 6, part 3F of the Council's constitution, one of the functions of the Planning Committee is to consider the expenditure of s106 monies and matters are reserved for decision by the Planning Committee where the proposed expenditure exceeds £100,000. Members may therefore agree the allocation of funds as recommended at paragraph 1 of this report.

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
14/AP/1872	751	PCSD	£133,098.00	N/A
		PRI	£99,360.00	£7,860.00

36. The above mentioned development secured £232,458.00 in contributions towards POS, children's play and sports development, and public realm improvements. All £232,458.00 is currently unallocated and available

37. The proposed allocation accords with the above agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Strategic Director of Finance and Governance

38. This report requests the planning committee to approve the release of £232,458 s106 funds towards remediating and enhancing facilities in Cossall Park.

39. The Strategic Director of Finance and Governance notes the Council has received the related s106 funds and that they are available for the improvement works outlined in this report.

40. The s106 allocation of £232,458 represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital budget monitoring report to cabinet.

41. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	John Wade, Principal Service Development Manager	
Report Author	Sharon Lomas, Service Development Officer	
Version	Final	
Dated	1 September 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		1 September 2016

Item No. 8.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		Transfer of £6,280,179.75 from below mentioned developments towards the cost of providing 27 new affordable housing units at Kipling Garages, Weston Street SE1	
Ward(s) or groups affected:		Grange	
From:		Chief Executive	

RECOMMENDATION

1. To authorise the release of £6,280,179.75 of section 106 funding, from the following agreements, to enable the development of land at Kipling Garages, Weston Street, SE1 for 27 affordable homes, let at Council rents:

Planning Ref	Account Number	Address	Amount
12/AP/1423	627	19 Spa Road, London SE16 3SA	£1,766,061.45
13/AP/4163	659	Former Valentine and Orson PH, 171 Long Lane SE1 4PN	£1,500,000
14/AP/1302	749	Fielden House, 28 - 42 London Bridge Street and 21 – 27 St Thomas Street, London SE1	£2,641,478.60
13/AP/2971	717	Calico House, 199 Long Lane, London SE1 4PN	£112,826.80
11/AP/0868	666	2 - 10 Steedman Street, London SE17 3AF	£259,812.90

BACKGROUND INFORMATION

2. Approval in respect of s106 funds over £100,000 for matters of strategic importance is a matter reserved to planning committee. Planning obligations under s106 of the Town and Country Planning Act 1990 are used to mitigate the negative impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The Council can enter into a legal agreement with a developer whereby the developer agrees to provide financial contributions and/or enter into various planning obligations. Section 106 obligations can include affordable housing, provision of open spaces, health and community facilities and employment training schemes.
3. The Council expects affordable housing to be provided by developers on-site. In exceptional circumstances where a developer has justified, in accordance with both

the Council's planning policy requirements and the London Plan, that the affordable housing cannot be built on site, the affordable housing should be provided 'off site'. If this is not possible then the Council may allow a contribution to be secured by way of an in-lieu payment. All in-lieu payments received by the Council in this way are combined to form the Affordable Housing Fund. This fund is ring-fenced to help finance the construction of new affordable housing schemes in the borough.

4. On the 19 July 2016 Cabinet authorised officers to agree the heads of terms of a housing grant agreement to enable the development of land on the Kipling estate, Weston Street, London SE1 ("the Property), by the Leathermarket Community Benefit Society Limited (CBS) to a maximum sum of £9,661.815. It further authorised the Head of Property to enter into a housing grant agreement covering the development and to release £3,381,633 from the Council's Housing Investment Programme (HIP) as part of the funding. It further noted that the Council's planning committee will receive a report requesting the release of s106 monies to part fund the scheme.
5. The Council's Cabinet on 16 September 2014 authorised the Cabinet member for finance, strategy and performance to agree the heads of terms and likewise the head of property to be authorised to both enter into an agreement for lease and grant a long leasehold interest in the property, to the (CBS) on the terms outlined in that report.
6. All site investigations were carried out some time ago. The planning application 15/AP/2721 was submitted on the 1 July 2015 after being presented to the Council's design review panel in May 2015. It is understood that this application will be determined shortly by planning officers now that the negotiations for a s106 planning agreement have been completed. It is proposed that thereafter and subject to the satisfaction of the conditional matters, one of which is that 'the CBS have sufficient funding in place', that the lease can be drawn down and entered into simultaneously with the s106 agreement.
7. The proposed development will comprise 27 units of accommodation arranged over a part three, part five and part seven storey building together with three car parking spaces for disabled residents. The unit breakdown is as follows:

Bedroom size	Number of units
One bed	4
Two bed	13
Three bed	10

8. The scheme has been designed by Southwark based Bell Phillips architects in conjunction with the residents of the Kipling estate. The scheme development has been through a rigorous design process with each stage the subject of consultation with the residents of the estate.
9. The properties will be let on assured tenancies in accordance with the social rent levels approved by the Council's Cabinet on 19 July 2016. These rent levels are specifically referred to in a schedule to the s106 agreement any 'right to buy' provisions will consequently not apply to these units therefore protecting these assets for future generations.

KEY ISSUES FOR CONSIDERATION

10. The homes provided through this development will contribute to the Council's commitment to deliver 11,000 new homes by 2043 and to deliver 1,500 of those new

homes by 2018.

Community Impact Statement

11. The new homes created as part of this resident led scheme will enable some households to move from over crowded conditions whilst others will be downsizing allowing the release of a range of different sized units to be relet for others in housing need. The CBS has carried out an equalities impact assessment to assess the implications of the proposed scheme. Council officers have also undertaken equality analysis of the proposal.
12. The development of the site, on what currently contains single storey domestic garages, will have wider regenerative benefits for the local community.
13. Three of the homes are fully wheelchair accessible and all twenty seven are designed to lifetime homes standard.
14. No residents will be displaced as a result of the scheme.

Consultation

15. The scheme is the product of a well supported community led initiative and its development has been through a rigorous design process with each stage the subject of consultation with the residents of the estate.
16. The planning application was subject to the statutory consultation process.
17. Ward councillors are aware of this scheme and have been advised of the contents and recommendations arising from this report.

Resource implications

18. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

19. The scheme is fully supported by the Council as evidenced in the Cabinet resolutions made on the 19 July 2016 and 16 September 2014.
20. The development of this site will provide much needed genuinely affordable housing built to the highest of standards in terms of both design and energy efficiency. In particular the architects have been careful to adhere to the Council's own planning policies as well as the London Housing Design Guide.
21. The properties will be built to code level 4 of the code for sustainable homes and therefore will have to reduce carbon emissions, conserve fuel and energy as set out in building regulations (Part L) 'Value the Environment'.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

22. The recommendation seeks to allocate funds totalling £6,280,179.75 from five separate developments situated at 19 Spa Road; 171 Long Lane; Fielden House in St Thomas Street; Calico House, Long Lane; and 2 - 10 Steadman Street. The relevant planning application references are included at paragraph 1 of this report.

23. Any s106 monies received must be expended strictly in accordance with the terms of the relevant s106 agreement and also in accordance with the tests as set out in regulation 122, Community Infrastructure Levy Regulations 2010 (as amended) which provide that the required obligation must be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.
24. The five s106 agreements which are listed in this report have been reviewed in order to ensure that the proposals for expenditure are in accordance with the purposes for which the identified contributions were made. In these agreements, the requirement is to use the funds which were paid in lieu of the provision of affordable housing on-site or a specific off-site affordable housing scheme towards the construction, provision or delivery of new affordable housing within the borough. This in lieu payment was permitted in accordance with planning policy.
25. In this instance, the rent levels are at socially rented levels at the rates which have been previously approved by Cabinet. Accordingly the proposed expenditure is in accordance with the terms of the individual agreements.
26. The expenditure of s106 monies is a matter reserved for Planning Committee where the proposed sums exceed £100,000 and the project is of strategic importance. Subject to taking into account the above considerations, Members are advised that they may approve the proposed expenditure.

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
12/AP/1423	627	HSAH	£1,766,061.45	N/A
13/AP/4163	659	HSAH	£1,500,000	N/A
14/AP/1302	749	HSAH	£2,600,000	£41,478.60
13/AP/2971	717	HSAH	£111,000	£1,826.80
11/AP/0868	666	HSAH	£500,000.00	£34,970.86

27. The above mentioned developments secured £6,555,337.71, combined in contributions towards affordable housing. All £6,555,337.71 is currently unallocated and available. This report seeks to release only £6,280,179.75 of that available.
28. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Finance and Governance

29. This report requests the planning committee to approve the release of £6,280,179.75 s106 funds from the legal agreements listed in the first paragraph of this report towards the cost of providing 27 new affordable housing units at Kipling Garages, Weston Street.
30. The Strategic Director of Finance and Governance notes the Council has received the related s106 funds and that they are available for the development outlined in this report. Contribution of £3,381,633 from Housing Investment Programme towards the overall cost of the development is also noted.
31. The allocation of funding for this development represents an increase in the Council's

capital expenditure and will be reflected as a budget variation in the next capital monitoring report to Cabinet.

32. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive		
Report Author	Paul Davies, Principal Surveyor		
Version	Final		
Dated	1 September 2016		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Finance and Governance	Yes	Yes	
Director of Planning	Yes	Yes	
Date final report sent to Constitutional Team			1 September 2016

Item No. 9.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		To release £263,852 from the s106 agreements associated with the below developments, for the purposes of improving safety and enhancing the built environment for all road users	
Ward(s) or groups affected:		Cathedrals Ward	
From:		Chief Executive/Director of Planning	

RECOMMENDATION

1. To authorise the release of £263,852 of section 106 funding, from the below development, towards improving the built environment and enhancing facilities for all on the Sceaux Estate.

Permission Ref	Account No	Address	Amount
09/AP/2332	532	St Giles Hospital, St Giles Road, London SE5 7RN	£8,442
13/AP/2979	704	Former Southwark Town Hall, 31 Peckham Road, London SE5 8UB	£123,410
14/AP/2992	747	37 - 39 Peckham Road and 45 - 65 Peckham Road, London SE5 8UH	£132,000

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. As part of the on-going consultation process for the Lakanal programme, Southwark council has been working closely with a Resident Project Team (RPT), which is made up of members from the Sceaux Gardens T&RA (Tenants and Residents Association).
4. Alongside the refurbishment of Lakanal itself, the Council and the RPT have planned a suite of improvement works across the Sceaux Gardens Estate.
5. The 'wish list' includes the following works:
 - Landscaping and tree planting (approx. 33 across the site)
 - Refreshed paving
 - Pram shed refurbishment/replacement
 - New car parking

- New seating/benches
 - New/improved lighting
 - New/improved bin stores
 - New cycle parking
 - Play equipment.
6. The above works will be implemented across the estate, including Racine, Mistral, Fontenelle, Colbert and the Keepmoat sites.

KEY ISSUES FOR CONSIDERATION

Community Impact Statement

7. This project will support the council's commitment to meet the needs of Southwark's diverse community.
8. The proposed works have been designed to enhance the attractiveness of the area as places in which people choose to live and work. By implementing the improvements in the area, the council is providing high quality public places which local residents and workers can use, promoting the potential for interaction.
9. All works will be designed to be fully accessible to all, without prejudice or discrimination.
10. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
11. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
12. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

13. The RPT have worked with the council's project team to develop a short list of items to be included in residents wish list scheme, subject to estate wide consultation and some items will need planning permission and leaseholder consultation.
14. Initial consultation on various options was undertaken with residents across Sceaux Gardens Estate in August 2014. As a result of that consultation the options have been refined and short list has been agreed.
15. Wider consultation will be carried out before implementing any work and statutory consultation will form part of any planning application.

Resource implications

16. All costs and fees arising from implementing the project will be met from the relevant s106 agreements.

17. The project will be managed by the Major Works Team in Asset Management, Housing and Modernisation, which has extensive experience of estates in Southwark. Staffing and any other costs connected with this project are to be contained within existing departmental revenue budgets.
18. There are no legal or financial implications as a result of the recommendations set out in this report.

Policy implications

19. The proposal to authorise the release of £263,852 of s106 funding from the three legal agreements meet the following policy objectives as detailed in the Transport Plan.
 - a) Policy 1.8 – Improve the walking environment and ensure that people have the information and confidence to use it
 - b) Policy 1.9 – Improve the cycling environment and ensure that people have the information and confidence to use it
 - c) Policy 4.2 – Create places that people can enjoy
 - d) Policy 4.3 – Make our streets greener
 - e) Policy 5.6 - We will seek to create conditions where our roads are safe
 - f) Policy 6.1 - Make our streets more accessible for pedestrians.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

20. It is essential that any s106 monies are spent strictly in accordance with the terms of the relevant agreement and also in accordance with the tests set out in regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which provide that the required obligation must be (i) necessary to make the development acceptable in planning terms; (ii) directly relate to the development; and (iii) fairly and reasonably relate in scale and kind to the development.
21. The s106 agreements which are listed in this report have been reviewed to ensure that the proposals for expenditure are in accordance with the purposes for which the identified contributions were made. As the contributions refer to either the improvement of existing public space or new space within the vicinity of the relevant site, this requirement is met. There is one exception in that the contribution of £16,500 from the former Southwark Town Hall agreement is specifically for tree planting and it is noted that the “wish list” referred to at paragraph 5 of this report includes reference to the proposal to plant approximately 33 trees.
22. Under paragraph 6, part 3F of the Council’s constitution, one of the functions of the Planning Committee is to consider the expenditure of s106 monies and matters are reserved for the decision of the committee where the proposed expenditure exceeds £100,000 and is of strategic importance.
23. Subject to taking into account the above considerations, Members are advised that they may approve the proposed expenditure as it is consistent with the terms of the relevant agreements.

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
09/AP/2332	532	SPT	£8,442.00	N/A
13/AP/2979	704	PPOS	£25,910.00	N/A
		TRA2	£81,000.00	N/A
		ENTP	£16,500.00	N/A
14/AP/2992	747	PRI	£132,000.00	N/A

24. The above mentioned developments secured £263,852.00, combined, in contributions towards public realm site specific transport and sport and recreation facilities. All £263,852.00 is currently unallocated and available.
25. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Finance and Governance

26. This report requests the planning committee to approve the release of £263,852 s106 funds from the legal agreements listed in this report towards public realm and other improvement works across Sceaux Gardens Estate.
27. The strategic director of finance and governance notes the council has received the related s106 funds and that they are available for the improvement works outlined in this report.
28. The s106 allocation of £263,852 represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital budget monitoring report to cabinet.
29. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Matthew Hill, Head of Highways	
Report Author	Sharon Shadbolt, Project Manager	
Version	Final	
Dated	1 September 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		1 September 2016

Item No. 10.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		To release £176,570 from the s106 agreements associated with the below developments, for the purposes of improving safety and enhancing the built environment for all road users	
Ward(s) or groups affected:		Cathedrals	
From:		Chief Executive/Director of Planning	

RECOMMENDATION

1. To authorise the release of £176,570 of section 106 funding, from the below development, towards improving the built environment and enhancing road safety by providing crossing facilities, traffic calming measures in Webber Street and Webber Row and making adequate provision for cyclists adjacent to the development in Valentine's Place/Webber Street.

Permission Ref	Account No	Address	Amount
13/AP/0943	683	10 - 13 Rushworth Street SE1 0RB	£11,350
13/AP/3791	733	1, 3 - 5, 7 - 19 Valentine Place and 27 - 31 Webber Street	£165,220

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. The Council is committed to improving safety on Southwark's roads and enhancing provision for alternative modes of travel such as walking and cycling.
4. This area was historically a light industrial and commercial area. The nature of the area has been changing with new mixed use developments being built, and today the area comprises a mixture of modern apartments, housing estates, offices and mixed use buildings.
5. A number of the neighbouring sites have been redeveloped for residential use, including the London Bridge Collection on Southwark Bridge Road and the Wireworks in Great Suffolk Street.
6. Rushworth Street and surrounding area are predominately residential with two/three story high buildings. A property adjacent to the development site has buildings ranging in height up to 6 storeys. The area is located within a controlled parking zone and the site is not part of a conservation area.
7. In terms of policy designations, the site is located within the Bankside and District Town

Centre, Central Activity Zone, Air Quality Management Area, and Bankside and Borough Opportunity Area.

8. Valentine's Place site contains the buildings and land located at 1 - 1A, 3 - 5, 7 - 19 Valentine Place and 21, 27 - 31 Webber Street comprising of total area of 0.34 hectares. The site is bounded by Valentine Row, Valentine Place and Webber Street within the Valentine Place Conservation Area.
9. In terms of policy designations, the site is located within the Central Activities Zone, Air Quality Management Area, Bankside and Borough District Town Centre and forms part of the Bankside, Borough and London Bridge Opportunity Area.

KEY ISSUES FOR CONSIDERATION

Community Impact Statement

10. This project will support the council's commitment to meet the needs of Southwark's diverse community.
11. The proposed works have been designed to enhance the attractiveness of the area as places in which people choose to live and work. By implementing the public realm improvements in the area, the council is improving the environment and social sustainability of the community council area, providing high quality public places which local residents and workers can use, and which promotes the potential for interaction.
12. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
13. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment.
14. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
15. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

17. On Thursday 26 May 2016, the highways officers met with the ward Councillors at the development site on Valentine's Place to discuss potential works. Opportunities for improvement available in the vicinity of the developments have also been discussed.
18. It was decided to upgrade footways in Valentine's Place, Webber Street and Webber Row. Raised tables with appropriate crossing facilities will also be upgraded at the junctions of Webber Street /Webber Row and Webber Street/Valentine's Place.
19. Cycle stands are being proposed opposite the development site at the corner of Valentine's Place and Webber Street.
20. Local consultation is carried out before making any changes to the network.

Resource implications

21. The project will be managed by the Highways team which has an extensive experience of improving public realm in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

22. The proposal to authorise the release of £176,570 of s106 funding from the two legal agreements meet the following policy objectives as detailed in the Transport Plan.

- a) Policy 1.8 – Improve the walking environment and ensure that people have the information and confidence to use it
- b) Policy 1.9 – Improve the cycling environment and ensure that people have the information and confidence to use it
- c) Policy 4.2 – Create places that people can enjoy
- d) Policy 4.3 – Make our streets greener
- e) Policy 5.1 – Improve safety on our roads and to help make all modes of transport safer
- f) Policy 5.2 – Seek to reduce vehicle speeds and educate and enforce against those who break speed limits
- g) Policy 5.6 - We will seek to create conditions where our roads are safe
- h) Policy 6.1 - Make our streets more accessible for pedestrians.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

23. The proposal is to release £176,570 from two s106 agreements in order to fund road safety improvements. The two agreements mentioned in the report have been reviewed and the expenditure proposed is in accordance with the identified contributions that were made.

24. The works proposed in the report are all in close proximity of the sites which were the subject of the agreements. Paragraph 17 of the report comments upon the consultation which has taken place with ward councillors.

25. Under the Council's constitution, the expenditure of s106 monies falls within the responsibility of the Planning Committee where it exceeds £100,000 and Members are therefore advised that they can approve the proposed expenditure as it is consistent with the terms of the agreement.

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
13/AP/0943	683	PRI	£6,750.00	£60.00
		TRA2	£4,500.00	£40.00
13/AP/3791	733	PRI	£90,360.00	N/A
		TRA2	£74,860.00	N/A

26. The above mentioned developments secured £176,570.00, combined in contributions towards public realm and site specific transport improvements. All £176,570.00 is currently unallocated and available.

27. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Finance and Governance

28. This report requests the planning committee to approve the release of £176,570 s106 funds from the legal agreements listed in the first paragraph of this report towards public realm improvements, road safety and traffic calming measures on Rushworth Street and surrounds.

29. The Strategic Director of Finance and Governance notes the council has received the related s106 funds and that they are available for the improvement works outlined in this report.

30. The s106 allocation of £176,570 represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital budget monitoring report to cabinet.

31. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

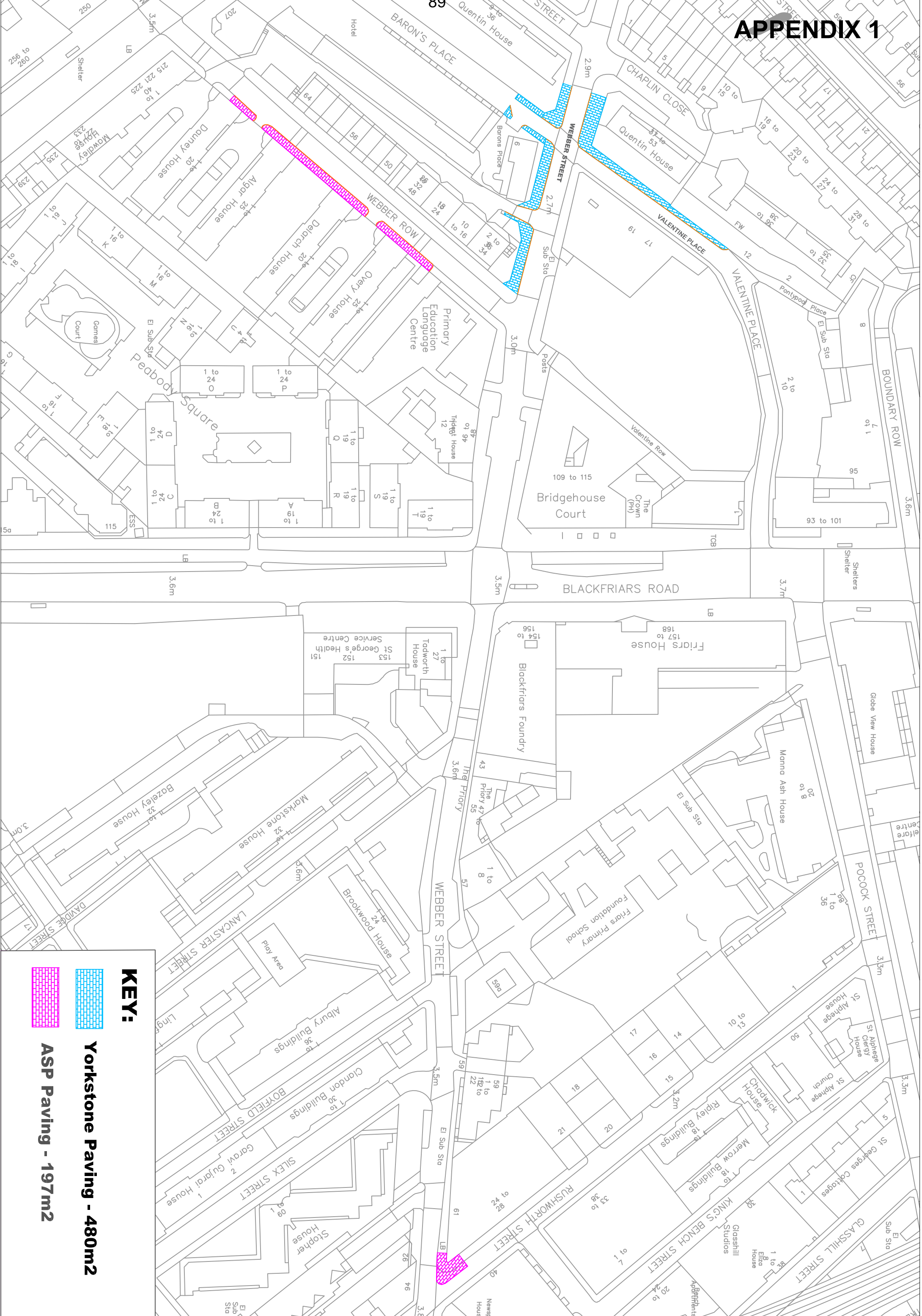
Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICES

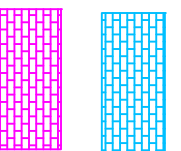
No.	Title
Appendix 1	Map of the area

AUDIT TRAIL

Lead Officer	Matthew Hill, Head of Highways	
Report Author	Mandalina Stricevic, Project Manager, Highways	
Version	Final	
Dated	1 September 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		1 September 2016



KEY:



Yorkstone Paving - 480m²

ASP Paving - 197m²

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**OPEN
COMMITTEE:**

PLANNING COMMITTEE

MUNICIPAL YEAR 2016/17

NOTE:

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,
Tel: 020 7525 5485

OPEN

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		List Updated: May 2016	